Karen Johnson Davidson County
Batch# 1033994 DEEDWARR
08/03/2023 09:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20230803-0059960

WARRANTY DEED

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File No.: RES-23-901

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2023.

Brooke Hicks
Notary Public

MY COMMISSION EXPIRES: 5-9-2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anna K. Cherry	Cross country Mortgage.	044 15 0B 001.00 CO
(NAME)	(NAME)	
901 Debow Street Nashville, TN 37138	2160 Superior Ave. Cleveland, OH 44114	
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, VIKKI C. BELANGER, AN UNMARRIED PERSON, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, ANNA K. CHERRY, AN UNMARRIED PERSON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit A established pursuant to the Declaration of Covenants, Conditions and Restrictions for Cottages at Debow Street, a Horizontal Property Regime, of record in Instrument No. 20140808-0071503, as amended in Instrument No. 20210115-0007184, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a more complete description.

Being the same property conveyed to Vikki C. Belanger, a single woman, from Mark Allen Rothschild and Wife, Soraya Elizabeth Kashani, by Warranty Deed dated August 19, 2014, recorded August 22, 2014, in Instrument No. 20140822-0076751, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 901 Debow Street, Nashville, TN 37138
(House Number) (Street) (City or Town) (State) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 31st day of July, 2023.

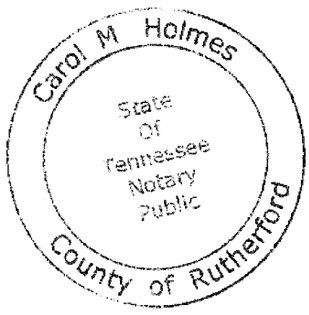
Vikki C Belanger
Vikki C. Belanger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of July, 2023, before me personally appeared Vikki C. Belanger, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of July, 2023.

Carol M Holmes
Notary Signature
My commission expires: 2/19/24



RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

Tennessee Certification of Electronic Document

I, Steven T. Morris do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 2, 2023 (date of document).

Affiant Signature

August 2, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 2nd day of August, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023