WARRANTY DEED

Karen Johnson Davidson County
Batch# 1035601 DEEDWARR
08/07/2023 03 13 44 PM 2 pgs
Fees: $13 00 Taxes $444 00

20230807-0061143

G-CM-23-1301

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF JULY, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
West Wood Communities, Inc.	**Same as New Owner**	
(NAME)	(NAME)	**041-15-0A-011 00-CO**
266 Glenstone Circle		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **JANE ANN MCCULLOUGH, A MARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WEST WOOD COMMUNITIES, INC.,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No 7 on the Plan of Bellshire Terrace, Section One, Phase I, record in Plat Book 6250, Page 132, Register's Office for Davidson County, Tennessee, and designated as Unit 11 of The Bellshire Terrace Condominiums, as set out in the Master Deed and By-Laws of record in Book 6877, Pages 53 thru 85, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being a portion of the same property conveyed to Jane Ann McCullough, a married woman by Warranty deed from J Patrick Kennedy and wife, Patricia A. Kennedy, and GIMLI, Ltd., General Partner, Rasara, LLC of record in Instrument No 20230207-0008873 Register's Office for Davidson County, Tennessee, dated January 21, 2023 and recorded on February 07, 2023 Being a portion of the same property conveyed to J Patrick Kennedy and wife, Patricia A Kennedy and GIMLI, Ltd , General Partner Rasara, LLC, by Quitclaim deed from Kenneth L. Dingler and wife, Andrea E Dingler, by Kenneth L Dingler, Attorney-in-Fact, by virtue of Power of Attorney recorded in Instrument No 20030926-0142897, Register's Office for Davidson County, Tennessee, said Quitclaim deed of record in Instrument No 20030926-0142898 in the said Register's Office, dated July 30, 2003 and recorded on September 26, 2003, and as corrected by Deed of Correction recorded on February 07, 2023 in Instrument No 20230207-0008872 in the aforesaid Register's Office

The above referenced property was investment property and has never been the principal marital residence for the Grantor

This conveyance is subject to
- Taxes for the year 2023 and subsequent years, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 132, Register's Office for Davidson County, Tennessee
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6877, Page 53 and the By-Laws appended thereto, of record in Book 6877, Page 75, Register's Office for Davidson County, Tennessee.
- Charter of Bellshire Terrace Condominium Homeowners' Association of record in Book 6983, Page 900, in the Register's Office for Davidson County, Tennessee.
- Easements of record in Book 5584, Page 884, Book 6077, Page 488 and Book 6275, Page 707, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **1301 Ewing Creek Drive, Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), 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 the 31st DAY OF JULY, 2023.

Jane Ann McCullough

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANE ANN MCCULLOUGH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 31st of July, 2023.

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

Notary Public
My Commission Expires _____
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212