WARRANTY DEED

Karen Johnson Davidson County
Batch# 1039196 DEEDWARR
08/16/2023 01:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,491.10
20230816-0063904

G-P-23-7252-1203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $403,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: 11-6-2024
(AFFIX SEAL)

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON 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)
Lantana Kaliska Grub and Brandon Casey Anamah	**Brandon Anamah and Lantana Grub**	
(NAME) **7252 Highway 70 S #1203**	(NAME) **7252 Highway 70 S #1203**	**142-07-0F-055.00-CO**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) **Nashville, TN 37221**	
(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, **MICHAEL L. RISNER, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LANTANA KALISKA GRUB, A SINGLE WOMAN, AND BRANDON CASEY ANAMAH, A SINGLE MAN, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP,** 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 Lot 55, Unit No. 1203 of Bellevue Commons Townhomes, created under Title 66, Chapter 27, Section 101, et seq., as established by a Master Deed recorded in Instrument No. 20000720-0071772, re- recorded in Instrument No. 20000828-0084760, in the Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the common elements appurtenant to said Unit. Reference is hereby made to the Site Plan of Bellevue Commons, as set forth in said Master Deed for a more complete identification and location of said Unit.

Being the same property conveyed to Michael L. Risner, a single man by Warranty deed from Leo D. Lyons, married of record in Instrument No. 20160915-0097006 Register's Office for Davidson County, Tennessee, dated September 13, 2016 and recorded on September 15, 2016.

This conveyance is subject to:
- Taxes for the year 2023 and all subsequent years, a lien not yet due and payable.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Bellevue Commons Townhomes of record in Instrument Number 20000720-0071772, as re-recorded in Instrument No. 20000828-0084760 and amended in Instrument No. 20060824-0104869, Register's Office for Davidson County, Tennessee.
- Charter of Bellevue Commons Townhome Association, Inc. of record in Instrument Number 20000720-071771, in the Register's Office for Davidson County, Tennessee.
- Charter for Bellevue Commons Private Elements Association, Inc. of record in Instrument Number 20000915-091868 and Instrument No. 20001009-0100204, in the Register's Office for Davidson County, Tennessee.
- Harpeth Valley Utility District Easement of record in Book 11426, Page 63, in the Register's Office for Davidson County, Tennessee.
- Easements to the State of Tennessee for highway purposes of record in Book 5202, Page 732 and Book 5024, Page 458, in the Register's Office for Davidson County, Tennessee.
- Right of Way Easement of record in Book 7308, Page 762, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Instrument Number 20000310-0025049, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

WHEN RECORDED RETURN TO:
Momentum Title, LLC
131 Saundersville Rd #130
Hendersonville TN 37075
File No. 9-1808-KS

This is **improved** property known as: **7252 Highway 70 S #1203, Nashville, Tennessee 37221**.

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 11th DAY OF AUGUST, 2023.

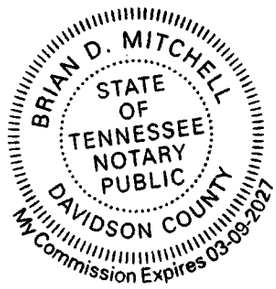
Michael L. Risner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL L. RISNER, 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 11th of August, 2023.

Notary Public
My Commission Expires: 03/09/2027
(SEAL)



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

Certificate of Authenticity

I, Kathy Smith, do hereby make oath that I am 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 8-11-23.

Kathy Smith
Affiant Signature

8-11-2023
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this August 11, 2023.

Notary's Signature

My Commission Expires: 11-6-2024

Notary's Seal

