Karen Johnson Davidson County
Batch# 1044149 DEEDWARR
08/30/2023 08:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,744.55
20230830-0067831

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $471,500.00.

Affiant

WHITNEY DUBOIS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/21/2025 MAURY COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: 05.21.2025
(AFFIX SEAL)

G-EV-23-0441

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)
Laura Morgan	**Laura Morgan**	
(NAME)	(NAME)	**142-10-0B-021.00-CO**
441 Belle Pointe Drive	**441 Belle Pointe Drive**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**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, **ELLEN HARRISON AND HUSBAND, SCOTT HARRISON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LAURA MORGAN, A SINGLE WOMAN,** 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 No. 21 on the Plan of Phase I, a Planned Unit Development, Belle Pointe of record in Plat Book 6250, Page (s) 500 and 501, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ellen Kilgore, an unmarried woman by Warranty deed from Gabriel Cole Childress, unmarried of record in Instrument No. 20151203-0121998, Register's Office for Davidson County, Tennessee, dated November 30, 2015 and recorded on December 03, 2015.

The said Ellen Kilgore N/K/A Ellen Harrison having since married. Scott Harrison joins in the execution of this Warranty Deed to convey any and all interest he may have to said property.

This conveyance is subject to:
- Taxes for the year 2023 and all subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page (s) 500 and 501, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Boundary Plat of record in Plat Book 6250, Page 440, 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 6689, Page 772, amended in Book 6702, Page 409, Book 6770, Page 814, Book 6774, Page 774, Book 6819, Page 164, Book 6862, Page 292 and Book 6959, Page 766, Register's Office for Davidson County, Tennessee.
- Amended By-Laws of record in Book 7409, Page 224, Book 7851, Page 215, Book 9319, Page 443 and Instrument No. 20020130-0013252 and Book 6689, Page 783, in the Register's Office for Davidson County, Tennessee.
- Rules Regarding Enforcement of governing documents of record in Instrument Number 20051027-0130021, in the Register's Office for Davidson County, Tennessee.
- Charter for Belle Pointe Homeowners Association, Inc. of record in Book 6762, Page 261, amended in Book 7409, Page 224, Book 7851, Page 215, and Book 8016, Page 858, in the Register's Office for Davidson County, Tennessee.
- Conveyance of common areas to HOA of record in Book 6774, Page 776, Book 6862, Page 286 and Book 6999, Page 982, in the Register's Office for Davidson County, Tennessee.
- Sewer Line Easement of record in Book 4613, Page 509, in the Register's Office for Davidson County, Tennessee.
- Restated and Amended Rules and Regulations of record in Instrument Number 20141202-0110210, 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: **441 Belle Pointe Drive, 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 22nd DAY OF AUGUST, 2023.

Ellen Harrison by Scott Harrison
Attorney in Fact

Ellen Harrison by Scott Harrison,
Attorney in Fact

Scott Harrison

Scott Harrison

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SCOTT HARRISON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of ELLEN HARRISON, and who acknowledged he/she/they executed the same as the free act and deed of the said ELLEN HARRISON.

Witness my hand and official seal, this the 22nd of August, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SCOTT HARRISON, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of August, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

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

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

Certificate of Authenticity

I, Holly Ray, 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 8/22/23.

Date

Holly Ray

Affiant Signature

8/22/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22 day of August, 2023

Notary's Signature

My Commission Expires: 05.21.2025

Date

Notary's Seal (if on paper)

