*Conveyance tax previously paid in Williamson Co.

*Conveyance tax

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P23-6501-WE

Prepared by
Record and Return to
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Mail

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,350,000.00.

M. Wells Brannon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF September, 2023.

Tara Jones
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Sep. 21, 2026

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arthur Russell Carlson, Jr. and Peggy Francesca Carlson	**New Owner**	006FB 01000
2746 Rock Wall Road		
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Paul E. Bell and wife, Claudia G. Bell**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Arthur Russell Carlson, Jr. and Peggy Francesca Carlson, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Williamson County, and Davidson County, Tennessee, being Lot No. 212 on the plan of Horseshoe Bend Subdivision, Phase II-B, a Planned Unit Development, as of record in Plat Book 12, Page 15, amended in Plat Book 12, Page 88, Plat Book 13, Page 90 and Plat Book P53, Page 1, Williamson County, Tennessee, Register's Office, and the plan of record in Plat Book 6200, Page 918, as revised in Instrument No. 20100311-0018668, Register's Office for Davidson County, Tennessee, to which plat and plan references are hereby made for a more complete description.

Being the same property conveyed to Paul E. Bell and wife, Claudia G. Bell by Warranty Deed from L. Lawrence Nutson, Jr. and wife, Susan C. Nutson of record in Book 9619, page 873, Register's Office for Davidson County, Tennessee, dated March 06, 1995 and recorded on March 16, 1995.

AND

Being the same property conveyed to Paul E. Bell and wife, Claudia G. Bell by Warranty Deed from L Lawrence Nutson, Jr. and wife, Susan C. Nutson of record in Book 1273, page 297, Register's Office for Williamson County, Tennessee, dated March 06, 1995 and recorded on March 13, 1995.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **2746 Rock Wall Road, Nashville, TN 37221**

Karen Johnson Davidson County
Batch# 1052405 DEEDWARR
09/21/2023 09 35 26 AM 2 pgs
Fees $12 00 Taxes $0 00

20230921-0074158

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 GRANTEES 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 GRANTEES, 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 our hands this the 15 day of September, 2023

Paul E. Bell

Paul E. Bell

Claudia G. Bell

Claudia G. Bell

BK: 9334 PG: 562-563
23027048

2 PGS AL-DEED	
952307	
09/18/2023 - 10:20 AM	
BATCH	952307
MORTGAGE TAX	0 00
TRANSFER TAX	4995 00
RECORDING FEE	10 00
DP FEE	2 00
REGISTER'S FEE	1 00
TOTAL AMOUNT	5008 00

STATE OF TENNESSEE, WILLIAMSON COUNTY
SHERRY ANDERSON
REGISTER OF DEEDS

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Paul E. Bell,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal this the 15 day of September, 2023

My Commission expires. _____

HILLARY MONROE SMITH · STATE OF TENNESSEE NOTARY PUBLIC · DAVIDSON COUNTY · My Commission Expires 09-02-2024

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Claudia G. Bell,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 15 day of September, 2023

My Commission expires. _____

HILLARY MONROE SMITH · STATE OF TENNESSEE NOTARY PUBLIC · DAVIDSON COUNTY · My Commission Expires 09-02-2024

Notary Public