Karen Johnson Davidson County
Batch# 1052998 DEEDWARR
09/22/2023 12:08:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20230922-0074655

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-3381

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of September, 2023

Notary Public

Commission Expires: 1-6-2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Samuel Anderson 210 Old Hickory Boulevard, #39 Nashville, TN 37221	NEW OWNER	142-04-0A-039.00-CO

WARRANTY DEED

FOR AND IN 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, I/WE,

W. Paul Nance, a married man,

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Samuel Anderson, an unmarried man,

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 Davidson County, Tennessee, being Unit No. 39 of Belle Forest Condominium Apartments of record in Plat Book 5200, Page 167, a Horizontal Property Regime, created under Title 66, Section 27, 101, et seq., as amended, Tennessee Code Annotated, and as established by Master Deed of Belle Forest Condominium Apartments of record in Book 5438, Page 699, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed.

Being the same property conveyed to W. Paul Nance, unmarried by Warranty deed from Thomas C. Scott, Trustee of record in Book 5649, Page 728, Register's Office for Davidson County, Tennessee, dated September 08, 1980 and recorded on September 11, 1980.

This property has never been a primary residence of the grantor or his spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 210 Old Hickory Boulevard, #39, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we so 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.

Dated ~~this~~ the 21st day of September, 2023.

W Paul Nance

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 21st day of September, 2023, before me personally appeared W Paul Nance, 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 21st day of September, 2023.

Notary Signature
My commission expires: 5/10/27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 9/21/23.

Date

Affiant Signature

9/21/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 21 day of September, 2023.

Notary's Signature

My Commission Expires: Date

Notary's Seal

ALLISYN G PINKSTON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025