2023-0978

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $497,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 6/22/26

(AFFIX SEAL)

JILL SWICEGOOD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

B-TWG-23-226

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)
Clay Richerson and Ashley Lajeunesse	New Owner	
(NAME)	(NAME)	**119-10-0B-021.00-CO**
226 Thompson Park Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **DARRYL TROY BELL, JR., MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CLAY RICHERSON AND ASHLEY LAJEUNESSE, BOTH UNMARRIED AS TENANTS IN COMMON WITH 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 Unit No. 21, on the Plan of 100 Thompson, A Horizontal Property Regime Planned Unit Development established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180207-0012545, as amended in Instrument No. 20180412-0034489, and Instrument No. 20181207-0119643, establishing Horizontal Property Regime with Private Elements, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property, unit as depicted on the site plan shown as Exhibit "B" in said Declaration, together with interest in common area.

Being the same property conveyed to Darryl Troy Bell, Jr., an unmarried person by Warranty Deed from 100 Thompson LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190606-0054430 Register's Office for Davidson County, Tennessee, dated June 5, 2019 and recorded on June 6, 2019.

This conveyance is subject to:

- Taxes for the year 2023 and subsequent years.
- Covenants, Conditions and Restrictions of record in Instrument Number 20180207-0012545, amended By Instrument No.20180412-0034489 and Instrument No. 20181207-0119643, Instrument No. 20190416-0034865, Instrument No. 20190416-0034867 and in Instrument No. 20200114-0004976, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument Number 20180125-0008084, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right-of-Way of record in Instrument Number 20171117-0118389, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20170720-0073444, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20200519-0051618, 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: **226 Thompson Park Dr., Nashville, Tennessee 37211.**

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.

Karen Johnson Davidson County
Batch# 1060467 DEEDWARR
10/13/2023 01:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,840.75
20231013-0080386

202310130080386

Witness my/our hand(s) this the 6th DAY OF OCTOBER, 2023.

Darryl T Bell Jr.
Darryl Troy Bell, Jr.

Samantha Stewart
Samantha Stewart

Samantha Stewart, spouse of Darryl Troy Bell, Jr., hereby joins in this conveyance and does transfer and convey any and all marital interest Samantha Stewart may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DARRYL TROY BELL, JR., 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 6th of October, 2023.

Notary Public
My Commission Expires: 03.16.26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/16/2026
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SAMANTHA STEWART, 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 6th of October, 2023.

Notary Public
My Commission Expires: 03.16.26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/16/2026
WILLIAMSON COUNTY

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

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 10/6/23 (date of document).

Affiant Signature

10/6/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6th day of October, 2023

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY'S SEAL

