Karen Johnson Davidson County
Batch# 1076629 DEEDWARR
11/30/2023 08:45:30 AM 3 pgs
Fees: $18.00 Taxes: $2,164.50
20231130-0092368

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $585,000.00.

Affiant

Subscribed and sworn before me this the 29th day of November, 2023.

Notary Public
My commission expires: 9-21-24

MICHELLE MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Kimberly Christine Frost	New owner	127-16-0 012.00
2421 Bellevue Manor Drive		
Nashville, TN 37221		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MINA H. HARRIS, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to KIMBERLY CHRISTINE FROST, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 68 on the Map of Bellevue Manor, as of record in Book 3600, pages 32 and 33, Register's Office for said County. Said Lot No. 68 fronts 145 feet on the southerly side of Bellevue Manor Drive and runs back between parallel lines 299.25 feet to a line at the rear on which it measures 145 feet thereon.

Being the same property conveyed to Isham A. Harris and Mina H. Harris, husband and wife, by deed dated 05/31/1991, from Jakie D. Cook and Beverly S. Cook, husband and wife, of record in Book 8366, page 830, Register's Office for said County.

The said Isham A. Harris having since died on 03/30/2022, leaving Mina H. Harris as the surviving tenant by the entirety.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2421 Bellevue Manor Drive, 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 29th day of November, 2023.

Mina H. Harris

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mina H. Harris, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of November, 2023.

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 11-29-23.

Affiant Signature

11-30-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30 day of November, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY