THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240246952** Karen Johnson Davidson County Batch# 1115177 DEEDWARR 03/26/2024 11:18:30 AM 3 pgs Fees: $18.00 Taxes: $1,591.00 20240326-0020924	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $430,000.00. Affiant Subscribed and sworn to before me, this 22nd day of March, 2024. Notary Public My Commission Expires: 10/16/2024 TIARRA GRAYMAN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

WARRANTY DEED

Address New Owner: Frank Remillard 7252 Highway 70 South, Unit 602 Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142-07-0F-058.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bradley M. Warren and Caverly G. Warren, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Frank Remillard, an unmarried man**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 58, Unit No. 602, Bellevue Commons Townhomes, created under Title 66, Chapter 27, Section 101, et seq., as established by a Master Deed recorded at Instrument No. 20000720-0071772; and re-recorded at Instrument No. 20000828-0084760, Register' s Office of Davidson County, Tennessee, together with an undivided percentage interest in the common elements appurtenant to said Unit. Reference is hereby made to the Site Plan of Bellevue Commons, as set forth in said Master Deed, for a more complete identification and location of said Unit.

Being the same property conveyed to BRADLEY M. WARREN AND CAVERLY G. WARREN, HUSBAND AND WIFE, by deed from BRIAN A. TATCHIN, of record in Instrument No. 20170830-0088899, dated August 24, 2017, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 142-07-0F-058.00 CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20000720-0071772 and re-recorded in Instrument No. 20000828-0084760, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20000616-0060368, said Register's Office.

Agreement for Dedication of Easement for Storm Drainage of record in Instrument No. 20000310-0025049, said Register's Office.

Agreement for Dedication of Public Utilities Easement of record in Book 11426, page 63, said Register's Office.

This is improved property located at 7252 Highway 70 South, Unit 602 Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of March, 2024.

Bradley M. Warren

Caverly G. Warren

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Bradley M. Warren and Caverly G. Warren, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of March, 2024.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

My Commission Expires: _____

Certificate of Authenticity

I, Joshua A. Terry, 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 3/22/24.

Affiant Signature

3/25/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/25/24.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON