Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson
Batch # 1125433
04/22/2024 10:10:17 AM
Fees: $13.00 Taxes: $2,331.00

Davidson County
DEEDWARR
2 pgs

20240422-0028545

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $430,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 18TH DAY OF APRIL, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES

CARLIE VAN HUIS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 24-3137LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
William H. Masoner and Kerry A. Masoner	New Owner	142 15 0B 026.00
122 Belle Glen Drive		
Nashville, TN 37221		

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, WE,

KATHY B. ODOM, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

WILLIAM H. MASONER AND KERRY A. MASONER, 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 Davidson County, Tennessee, being Lot No. 26 on the Plan of Second Amendment, Belle Wood Glen, as shown on plat of record in Plat Book 6900, Page 190, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kathy B. Odom by Quit Claim Deed from William Gerald Odom dated August 31, 2001, and recorded on September 7, 2001, in Instrument Number 20010907-0097421, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Any claim to ownership of any oil, gas, minerals or similar substances located in, on, or under the Land. Such ownership or rights may arise by lease, grant, exception, conveyance, reservation or other means and any private rights, privileges, immunities, right of way, and easements associated appurtenant where to, whether or not those interests or rights appear in the Public Records or are shown on Schedule B.
2. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable.
3. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
4. Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1.
5. Covenants, conditions, restrictions, easements, setback and building lines and any amendments thereto as disclosed in the Plat of Second Amendment, Belle Wood Glen, in Plat Book 6900, Page 190, Davidson County, Tennessee Register's Office. We delete any covenant, condition, or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 U.S.C. 3604.

6. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded under Book 6707, Page 290, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

7. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded under Book 6980, Page 562; and Restated and Substituted in Book 7121, Page 5; and as amended in Book 9017, Page 797; Instrument Number 20230821-0065059; Instrument Number 20230825-0066590, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

8. Charter of The Belle Wood Glen Homeowners Association Inc. granted in Book 7145, Page 312 and Book 8339, Page 617, Register's Office for Davidson County, Tennessee.

This is improved property known as 122 Belle Glen 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on the 18th day of April, 2024.

Kathy B. Odom

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, KATHY B. ODOM, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 18th day of April, 2024.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
02/13/2028
WILLIAMSON COUNTY