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 # 1153673
07/02/2024 10:08:24 AM
Fees: $13.00 Taxes: $1,794.50

Davidson County
DEEDWARR
2 pgs

20240702-0049790

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF June, 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

**THIS INSTRUMENT WAS PREPARED BY**
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2024-GTE-237

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Clayton Nieman | Same as Owner | 142 10 0E 010.00 CO |
| (NAME) 722 Bellevue Rd | (NAME) | |
| (ADDRESS) Nashville, TN 37221 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Samuel Renel Jean-Baptiste and Dominique Camisha Bulgin, husband and wife** (the "**Grantors**"), have bargained and sold, and by these presents do hereby transfer, grant and convey to **Clayton Nieman** (the "**Grantee**"), his heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows, to-wit (the "**Property**"):

Land in Davidson County, Tennessee, Unit No. 10 on the Plan of BELLEVUE STATION - Phase 3, a Horizontal Property Regime With Private Elements, established in Exhibits shown in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20160108-0001959, Supplemented in 20160926-0101494, Supplement corrected in 20161025-0112596 and Supplemented in Instrument No. 20170427-0041683, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Samuel Renel Jean-Baptiste and Dominique Camisha Bulgin, by Warranty Deed from Madera D. Beckham, of record in Instrument No. 20210622-0084300, in the Register's Office of Davidson County, Tennessee, dated June 21, 2021, and recorded on June 22, 2021.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2024 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions,

declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law (the "**Permitted Exceptions**").

This is improved property located at 722 Bellevue Road, Nashville, TN 37221.

**TO HAVE AND TO HOLD** the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee, his successors and assigns, in fee simple forever.

Grantors covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantors further covenant with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds themselves, and their heirs and assigns, to warrant and forever defend the title to the Property to Grantee, his successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantors have executed this Warranty Deed effective as of the 28th day of June, 2024.

**GRANTORS:**

**Samuel Renel Jean-Baptiste**

**Dominique Camisha Bulgin**

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Samuel Renel Jean-Baptiste and Dominique Camisha Bulgin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 26 day of June, 2024.

TIFFHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Notary Public

My Commission Expires: 5/9/26