WARRANTY DEED

Karen Johnson
Batch # 1163399
07/29/2024 12:58:51 PM
Fees: $13.00 Taxes: $814.00

Davidson County
DEEDWARR
2 pgs

20240729-0057050

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Karen Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JULY, 2024.

Janel L Johnson
Notary Public

MY COMMISSION EXPIRES: 3/6/27
(AFFIX SEAL)

JANEL L. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Sheila Renee Morris	Wilson Bank & Trust	142040A02700CO
(NAME)	(NAME)	
210 Old Hickory Boulevard, Unit No. 27	PO Box 768	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Lebanon, TN 37088	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Lisa Ann Rudler, unmarried**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Sheila Renee Morris, unmarried**, hereinafter called the GRANTEE(S), 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 Unit No. 27 on the plan of Belle Forest Condominium Apartments, of record in Book 5200, page 167, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Belle Forest, a horizontal property regime established by Master Deed of record in Book 5438, page 699, said Register's Office.

Being the same property conveyed to LISA ANN RUDLER, by deed from BENNY JEAN SMITH WILSON, MARRIED, of record in Book 11335, page 118, dated February 5, 1999, said Register's Office.

This conveyance is further subject to (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, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 210 Old Hickory Boulevard, Unit No. 27, Nashville, TN 37221
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with 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 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 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.

Effective the 26th day of July, 2024.

Lisa Ann Rudler

STATE OF NEW YORK

COUNTY OF ERIE

On this 24th day of July, 2024, before me personally appeared Lisa Ann Rudler, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Lisa Czerniejewski
Notary Public

My Commission Expires: 6-26-27

LISA CZERNIEJEWSKI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01CZ0010260
Qualified in Erie County
Commission Expires June 26, 2027

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027