2024-1257-TN

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1165821 DEEDWARR
08/02/2024 12:26:30 PM 2 pgs
Fees: $13.00 Taxes: $1,665.00
20240802-0058873

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$450,000.00.**

Affiant

Subscribed and sworn to before me this 31 day of July, 2024

Notary Public
My Commission expires: _____
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Blue Note Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, Tennessee 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Unique Homes, LLC	Unique Homes, LLC	072140B00101CO, 072140B00102CO, 072140B00103CO and 072140B00104CO
610 Arkland Place	610 Arkland Place	
Nashville, TN 37215	Nashville, TN 37215	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Michelle K. Bell and John Matthew Bell, wife and husband**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Unique Homes, LLC, a Tennessee Limited Liability Company**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

A certain townhome located in Davidson County, Tennessee, being Units Nos. A, B, C, and D, of the Homes at 1119 Chester Avenue Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the provision of the Tennessee Horizontal Properly Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing the Homes at 1119 Chester Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20220125 - 0004209 , Register's Office for Davidson County, TN.

Being part of the same property conveyed to Michelle K. Foletta an unmarried woman, by Warranty Deed from John M. Bell, a single person, recorded on September 23, 2020, of record in Instrument No. 20200923-0109154, Register's Office for Davidson County, TN.

The said Michelle K. Foletta is now known as Michelle K. Bell.

This is improved property known as: **1117 Chester Avenue, Units A, B, C and D, Nashville, TN 37206.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, its heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that they are lawfully seized in fee of the afore described real estate; that they have a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this 31st day of July, 2024.

Michelle K. Bell

John Matthew Bell

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Michelle K. Bell and John Matthew Bell,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at our office this 31st day of July, 2024.

Notary Public
My commission expires _____

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

I, Andy Maloney, 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 **7/31/2024** (date of document).

Affiant Signature
Date **7/31/2024**

State of Tennessee
County of Williamson

Sworn to and subscribed before me this **31** day of **July**, 20**24**.

Notary's Signature
MY COMMISSION EXPIRES: 3/7/2026

LINDA M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY