Return To:
LIONSGATE TITLE & ESCROW, LLC
2721 Fairview Blvd, Ste 102
Fairview, TN 37062

Karen Johnson Davidson County
Batch# 1171522 DEEDWARR
08/16/2024 03:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,620.60
20240816-0063226

WARRANTY DEED

EMILY H. PROPHET
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/24/2027
WILLIAMSON COUNTY

This area for recording stamp

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $438,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF August, 2024

Notary Public

MY COMMISSION EXPIRES: 3.24.2027

(AFFIX SEAL)

MST 2024-1045

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anderson Bruehl	New Owners	142-07-0F-091.00-CO
(NAME)	(NAME)	
7252 Highway 70 S #1603		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Kyle W. McMahon and Rachel A. Hanebutt, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anderson Bruehl and Callie Ruth Hays, 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 Unit No. 91 of Bellevue Commons Townhomes, created under Title 66, Chapter 27, Section 101, et seq., as established by a Master Deed recorded as Instrument No. 20000720-0071772, and re-recorded in Instrument No. 20000828-0084760 and amendment recorded in Instrument No. 20060824-0104869, and any amendments thereto, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Kyle W. McMahon, a single man and Rachel A. Hanebutt, a single woman by Warranty Deed from Erick Kercheval and Amber Kercheval, husband and wife of record in Instrument No. 20200603-0057101 Register's Office for Davidson County, Tennessee, dated May 22, 2020 and recorded on June 03, 2020. The said Kyle W. McMahon and Rachel A. Hanebutt having since married.

Subject to: 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 records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Taxes for the year 2024, a lien not yet due and payable. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the

same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Bellevue Commons Townhomes of record in Instrument Number 20000720-0071772, re-recorded in Instrument No. 20000828-0084760 and as amended in Instrument No. 20060824-0104869, Register's Office for Davidson County, Tennessee. Charter for Bellevue Commons Townhome Association, Inc. of record in Instrument Number 20000720-0071771, as amended in Instrument No. 20000915-0091868 and Instrument No. 20001009-0100204, in the Register's Office for Davidson County, Tennessee. Grant of Easement of record in Book 7308, Page 762, in the Register's Office for Davidson County, Tennessee. Easement of record in Book 5202, Page 736, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Public Utilities Easement of record in Book 11426, Page 63, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Storm Drainage of record in Instrument Number 20000310-0025049, in the Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Instrument Number 20000616-0060368, in the Register's Office for Davidson County, Tennessee.

This property, known as S #1603 7252 Highway 70, Nashville, TN 37221
(House Number) (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.

Witness my/our hand(s) this 15th DAY OF August, 2024.

Kyle W. McMahon

Rachel A. Hanebutt

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Kyle W. McMahon and Rachel A. Hanebutt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 15th day of August, 2024.

Notary Public

My commission expires: 05-04-2025

(SEAL)

JACKIE LAMPLEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-04-2025

CERTIFICATION

I, Emily H Probst (owner/preparer of document), do hereby make oath that 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 8-15-2024

Affiant Signature

8.16.2024

Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 16 day of August 2024.

Notary Signature

My Commission Expires: 7-30-2025

GAYLA H. GLASS
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY