Karen Johnson Davidson County
Batch # 1177968 DEEDWARR
09/04/2024 01:16:57 PM 2 pgs
Fees: $13.00 Taxes: $1,017.13
20240904-0068124

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of August, 2024.

Notary Public
MY COMMISSION EXPIRES: 6-24-28
File No. G24-21568

WILLIAM M. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Gemma Gail Zerna and Hedger Pilas Zerna (NAME)	Gemma Gail Zerna & Hedger Pilas Zerna (NAME)	142-15-A-37CO
112 Bellevue Rd #37 (STREET ADDRESS)	112 Bellevue Rd #37 (STREET ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Nashville, TN 37221 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Corbin Andrew Roth and Rachel Jane Roth, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gemma Gail Zerna, and Hedger ~~Pilas~~ Zerna,** wife and husband 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:

*P

A certain condominium located in Davidson County, Tennessee, being Unit No. 37 of the First Revision, Bellevue Manor Condominiums, of record in Plat Book 5200, Page 231, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Bellevue Manor Condominiums of record in Book 5520, Page 203, and amended in Instrument No. 20081217-0120696, Registers Office for Davidson County, Tennessee and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof and all 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 thereof together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "B" to said Master Deed.

Being the same property conveyed to Corbin Andrew Roth and Rachel Jane Roth, husband and wife by Deed dated September 29, 2021, recorded October 1, 2021, in Instrument Number 20211001-0132576, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2023 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 112 Bellevue Rd, #37, 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, 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. Whenever 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 ~~30th~~ 29th day of August, 2024. with an effective date of August 30, 2024,

Corbin Andrew Roth

Corbin Andrew Roth

Rachel Jane Roth

Rachel Jane Roth

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this ~~30th~~ 29th day of August, 2024, before me personally appeared Corbin Andrew Roth and Rachel Jane Roth, 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's (or persons') free act and deed.

Witness my hand, at office, this ~~30th~~ 29th day of August, 2024.

Preston D Matthews

Notary Signature
My commission expires: 6/7/25

PRESTON D MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066