# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 5-5-25 (AFFIX SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

DM-RR-24-214-160

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Skye Humbert** | **Guaranteed Rate, Inc.** | |
| (NAME) | (NAME) | |
| **214 Old Hickory Blvd Apt 160** | **3940 N. Ravenswood Avenue** | **142-04-0A-160.00-CO** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37221** | **Chicago, IL 60613** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CARLA M. SIMON, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SKYE HUMBERT,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No.160, on the Plan of The Belle Forest Condominium Apartments, of record in Book 5200, Page 167, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee code annotated, and as established by a Master Deed and By-Laws, of record in Book 5438, Page 699, in Book 5438, Page 742, amended in Book 6082, Page 866, and amended in Instrument No. 20020321-0034877, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plan of Belle Forrest Condominium apartments, of record in Book 5200, Page 167, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Rose Montgomery and Carla M. Simon, tenants in common with right of survivorship by Warranty Deed from Michelle L. Gallagher, unmarried of record in Instrument No. 20050810-0094953 Register's Office for Davidson County, Tennessee, dated July 25, 2005 and recorded on August 10, 2005.

Being the same property conveyed to Carla M. Simon by Quitclaim Deed from Carla M. Simon, unmarried, as the survivor of the tenants in common with right of survivorship ownership with the deceased, Rose Montgomery of record in Instrument No. 20121102-0101214 Register's Office for Davidson County, Tennessee, dated October 31, 2012 and recorded on November 02, 2012.

The said Rose Montgomery having since did on May 03, 2007

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 167, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5438, Page 699, Register's Office for Davidson County, Tennessee.
- Charter of Belle Forest Homeowners Association of record in Book 5460, Page 987, Register's Office for Davidson County, Tennessee.
- Charter of Belle Forest Condominium Owners Association of record in Book 6551, Page 78, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5438, Page 742, amended in Book 6082, Page 866 and Instrument No. 20020321-0034877, in the Register's Office for Davidson County, Tennessee.
- Belle Forest Leasing Rules of record in Instrument No. 20120125-0006973 and Instrument No. 20150618-0058446, in the Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch # 1181791 DEEDWARR
09/16/2024 10:01:20 AM 2 pgs
Fees: $13.00 Taxes: $887.63
20240916-0071181

- Easement Agreement of record in Book 5074, Page 945, Register's Office for Davidson County, Tennessee.
- Sewer Easement to Harpeth Valley Utilities District of record in Instrument No. 20000915-0091869, in the Register's Office for Davidson County, Tennessee.
- Driveway and Utility Easement of record in Instrument No. 20130708-0070348, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **214 Old Hickory Blvd Apt 160, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 11th DAY OF SEPTEMBER, 2024.

Carla M Simon by Margaret Means Attorney in Fact

Carla M. Simon by Margaret Means as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARGARET MEANS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of CARLA M. SIMON, and who acknowledged he/she/they executed the same as the free act and deed of the said CARLA M. SIMON.

Witness my hand and official seal, this the 11th of September, 2024.

Jill Branyan

Notary Public
My Commission Expires: 03/16/26
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212