WARRANTY DEED

Karen Johnson Davidson County
Batch# 1186524 DEEDWARR
09/25/2024 03:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20240925-0074477

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
216 Centerview Drive, Suite 360, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph Masterson	Eutis Mortgage Corporation	
(NAME)	(NAME)	
2333 Alteras Drive	798 South Rampart Street	173-09-0A-590-00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	New Orleans, LA 70113	
(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 considerations, the receipt of which is hereby acknowledged, we **Nicholas P Bellos and Jordan J. Bellos**, husband and wife, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Joseph Masterson**, a single person, hereinafter called the GRANTEE(S), his 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 Lot No. 564, as shown on the plan of Section One, Phase 8, Lenox Village, of record in Instrument No. 20060824-0104608, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Nicholas P. Bellos, an unmarried man, by Warranty Deed from Clifton T. Jones and Casey C. Jones, husband and wife, dated 04/16/2014, of record in Instrument No. 20140421-0033006, Register's Office for Davidson County, Tennessee.

Jordan J Bellos , spouse of Nicholas P Bellos, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, to said property.

This conveyance is 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) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 2333 Alteras Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 2400150
Warranty Deed TN

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), his/her/their 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), his/her/their 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 18th day of September, 2024.

Nicholas P Bellos

Jordan J. Bellos

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nicholas P Bellos and Jordan J. Bellos, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 18th day of September, 2024.

Notary Public:
My Commission Expires: 3/9/2027

JOHN M. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Stewart Title Company
216 Centerview Drive, Suite 360
Brentwood, TN 37027

True Copy Certification

I, **Pam Autry,** 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 this the 18 day of September, 2024.

Affiant Signature
Date 9/24/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 24 day of September, 2024.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028