Karen Johnson Davidson County
Batch# 1193216 DEEDWARR
10/14/2024 12:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,872.20
20241014-0079478

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

File No. AD-24-7751

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $506,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of October, 2024

Notary Public

MY COMMISSION EXPIRES: 3/3/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danielle Marie Mondus	WINGS FINANCIAL CREDIT UNION	
(NAME)	(NAME)	041-15-0-052.00
1205 Bellshire Drive	14985 GLAZIER AVE, STE 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	APPLE VALLEY, MN 55124	
(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, I/we, **Katherine M. Neshek, married**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Danielle Marie Mondus, married**, HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 301 on the Plan of Plan of Bellshire Estates, Section "A" of record in Plat Book 2331, Page 115 and 116, in the Register's Office for said County, described as follows:

Beginning on the Southerly margin of Bellshire Drive at the corner of Lots Nos. 301 and 303, thence with the line between said two lots Southerly 282.3 feet; thence south 76 Degrees 13 Minutes East 22 feet; thence, North 10 Degrees 35 Seconds East 4 feet; thence South 77 Degrees 35 Minutes East 167.3 feet; thence North 10 Degrees 34 Minutes East 286 feet to the Southerly margin of Bellshire Drive; thence, with the same, Westerly 188 feet to the beginning.

Being the same property conveyed to Callie Thomason French and Holly Thomason French, married to each other by Warranty deed from Anthony V. Fiacco, an unmarried man of record in Instrument No. 20210803-0103853 Register's Office for Davidson County, Tennessee, dated July 30, 2021 and recorded on August 03, 2021.

Being the same property conveyed to Mark M. Ellis, unmarried, a 1/3 owner and Katherine M. Neshek, unmarried, a 2/3 owner, as tenants in common by Warranty Deed from Callie Thomason French and Holly Thomason French, married to each other of record in Instrument No. 20230811-0062451 Register's Office for Davidson County, Tennessee, dated August 01, 2023 and recorded on August 11, 2023.

Being the same property conveyed to Katherine M. Neshek, unmarried by Quitclaim Deed from Mark M. Ellis, unmarried of record in Instrument No. 20240125-0005225 Register's Office for Davidson County, Tennessee, dated January 23, 2024 and recorded on January 24, 2024. Katherine M. Neshek having since been married. The subject property was not a marital residence of Grantor and as such is not subject to any marital or homestead interest.

This is property more commonly known as 1205 Bellshire Drive, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 8th day of October, 2024.

KATHERINE M. NESHEK BY
B.M Lippman, Attorney-in-fact

Katherine M. Neshek by Brandon Lippman, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of October, 2024, before me personally appeared Brandon Lippman, 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 8th day of October, 2024.

Notary Signature
My commission expires: 1/30/27



202410140079478

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 October 8. 2024.

Affiant Signature

14th day of October, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th day of October, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028