THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc..
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240848689

Karen Johnson Davidson County
Batch # 1199377 DEEDWARR
10/31/2024 09:43:23 AM 2 pgs
Fees: $13.00 Taxes: $2,756.50
20241031-0084191

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

The actual consideration or value, whichever is greater, for this transfer is: $745,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of October, 2024.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jason J. Fair and Meredith K. Fair 4401 Ridgefield Way Nashville TN 37205	New Owner	Tax Parcel ID No. 116-03-0M-004.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael B. Voyles and Leigh G. Voyles, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Jason J. Fair and Meredith K. Fair, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 4401, on the Horizontal Property Regime for Belle Meade Court Condominium, as recorded in the Master Deed of record in Instrument No. 20081223-0122172, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to MICHAEL B. VOYLES AND LEIGH VOYLES, HUSBAND AND WIFE, by deed from THOMAS RHETT AKINS SR., of record in Instrument No. 20210901-0118050, dated August 31, 2021, said Register's Office.

MICHAEL B. VOYLES AND LEIGH VOYLES, HUSBAND AND WIFE conveyed to MICHAEL B. VOYLES and LEIGH G. VOYLES, HUSBAND AND WIFE, by quitclaim deed of record in Instrument No. 20211122-0154626, dated November 19, 2021, said Register's Office.

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 record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 116-03-0M-004.00 CO.

Master Deed of record in Instrument No. 20081223-0122172, said Register's Office.

Amendment to By-Laws of record in Instrument No. 20101207-0097450, said Register's Office. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20070306-0027614, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20070208-0016683, said Register's Office.

Matters shown on the Plan of record in Instrument No. 20081112-0111752, said Register's Office.

Right-of-Way Easement of record in Instrument No. 20070404-0040334, said Register's Office.

This is improved property located at 4401 Ridgefield Way Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of October, 2024.

Michael B. Voyles

Leigh G. Voyles

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael B. Voyles and Leigh G. Voyles, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of October, 2024.

Notary Public

My Commission Expires: _____

