BOX 10-A

2

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF November 2024

M. R. Schodroski
Notary Public

MY COMMISSION EXPIRES 3/3/2026

(AFFIX SEAL)

M R SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM EXPIRES MARCH 3, 2026

Karen Johnson
Batch # 1206514
11/19/2024 10 04 46 AM
Fees $18 00 Taxes $1,535 50

Davidson County
DEEDWARR
3 pgs

20241119-0089537

recording stamp

MST 2024-1601

THIS INSTRUMENT WAS PREPARED BY:

James T Oglesby, Attorney and Yvette L Meldrum, Attorney
Mid-State Title & Escrow, Inc , 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Danny R Hiter and Tami R Hiter	Danny R Hiter and Tami R Hiter	142-07-0F-079 00-CO
(NAME)	(NAME)	
11758 Forest Park Lane	11758 Forest Park Lane	
(ADDRESS)	(ADDRESS)	
Carmel, IN 46033	Carmel, IN 46033	
(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, WE, **Blaire Elaine Fowler, unmarried and Joanne Massey, married, as tenants in common with right of survivorship,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Danny R. Hiter and Tami R. Hiter, husband and wife,** 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

Land in Davidson County, Tennessee, being Lot No. 79, Unit No. 302, on the plan of Bellevue Commons Townhomes, as shown as Exhibit A to the Declaration of Covenants, Conditions and Restrictions of Bellevue Commons Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20000720-0071772, re-recorded in Instrument No. 20000828-0084760, and amended in Instrument No. 20060824-0104869, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Blaire Elaine Fowler and Joanne Massey, as tenants in common with right of survivorship by Warranty Deed from Mark C. Spaniol, unmarried of record in Instrument No. 20220209-0014994 Register's Office for Davidson County, Tennessee, dated February 07, 2022 and recorded on February 09, 2022.

This has not now nor ever been the marital residence for Joanne Massey.

Subsequently recorded with Power of Attorney of record in Book *_____, page _____, Register's Office for said County.

* 20241119 0089536

Subject to: 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 records Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Taxes for the year 2024, a lien due and payable, but not delinquent Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20000720-0071772, re-recorded in Instrument No. 20000828-0084760 and as amended in Instrument No. 20060824-0104869, Register's Office for Davidson County, Tennessee. Charter for Bellevue Commons Townhome Association, Inc of record in Instrument Number 20000720-0071771, as amended in Instrument No. 20000915-0091868 and Instrument No 20001009-0100204, in the Register's Office for Davidson County, Tennessee. Grant of Easement of record in Book 7308, Page 762, in the Register's Office for Davidson County, Tennessee Easement of record in Book 5202, Page 736, in the Register's Office for Davidson County, Tennessee Agreement for Dedication of Public Utilities Easement of record in Book 11426, Page 63, in the Register's Office for Davidson County, Tennessee Agreement for Dedication of Easement for Storm Drainage of record in Instrument Number 20000310-0025049, in the Register's Office for Davidson County, Tennessee Easements to the State of Tennessee for highway purposes of record in Book 5202, Page 732 and Book 5024, Page 458, in the Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Instrument Number 20000616-0060368, 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.

This property, known as 7252 Highway 70 S Apt 302, Nashville, TN 37221
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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(s) this 15th DAY OF Nov, 2024

Blaire Elaine Fowler

Joanne Massey by Blaire Elaine Fowler as her Attorney in fact

Joanne Massey by Blair Elaine Fowler, as Attorney-in-Fact

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Blaire Elaine Fowler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 15th day of November, 2024.

YVETTE LYNN MEYRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My commission expires: 8-12-2028

(SEAL)

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, authority a Notary Public in and for said State and County, appeared Blaire Elaine Fowler, Attorney-in-Fact for Joanne Massey, the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Joanne Massey, as her free act and deed for the purposes therein contained, said Power of Attorney of record in Register's Office.

Witness my hand and official seal, this the 19th day of Nov, 2024

Notary Public

My Commission Expires 8-12-2024
(SEAL)

