Name and Address of New Owner:
Emma Swanson
940 Gale Lane
Apt. 102
Nashville, TN 37204

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Limestone Title, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 082-13-0I-001-00

Karen Johnson Davidson County
Batch# 1206516 DEEDWARR
11/19/2024 10:05:30 AM 3 pgs
Fees: $18.00 Taxes: $4,144.00
20241119-0089541

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Daniel Belch, a married man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Emma Swanson, unmarried,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Lying and being in Davidson County, Tennessee and being Unit No. 1 on the Plan of 7th and Madison, as shown on Exhibit B to the Declaration of Covenants, Conditions, and Restrictions for 7th and Madison, a Horizontal Property Regime with Private Elements, of record in Instrument #20180302-0020097, amended and restated in Instrument #20181120-0114406, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Daniel Belch, a single person, from Mainland Germantown, LLC, a Tennessee limited liability company, by Special Warranty Deed dated July 22, 2019 and recorded July 29, 2019 in Instrument #20190729-0074436, said Register's Office.

The said Marissa Belch, spouse of Daniel Belch, hereby joins in this conveyance to waive any marital rights granted to a spouse by law, in said property.

Property more commonly known a 1206 7th Avenue North, Nashvill,e TN 37208.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 14 day of November, 2024.

Daniel Belch (SEAL)
Daniel Belch

Marissa Belch (SEAL)
Marissa Belch

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 14th day of November, 2024, before me personally appeared Daniel Belch and Marissa Belch, 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 14th day of November, 2024.

BRYANT L GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Signature
My commission expires: 6-1-2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,120,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON Davidson

Sworn to and subscribed before me this 15 day of November, 2024.

JOHN W BISHOP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-10-2027

Notary Signature
My commission expires:

True Copy Certification

I, **Tonya Cherry,** 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 15 day of November, 2024.

Affiant Signature
Date 11-15-24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 15 day of November, 2024.

Notary's Signature
MY COMMISSION EXPIRES:

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