STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$235,000.00** (Two Hundred Thirty-Five Thousand)

AFFIANT

Subscribed to and sworn before me this 3rd day of December, 2024

NOTARY PUBLIC MY COMMISSION EXPIRES

(NOTARY SEAL)

STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/03/2028 JEFFREY M. GRISSIM DAVIDSON COUNTY

Karen Johnson Davidson County
Batch # 1213346 **DEEDWARR**
12/09/2024 09 55 17 AM 4 pgs
Fees $23 00 Taxes $869 50

20241209-0095244

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:
GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Michael McDowell 110 Bellevue Road, Unit 18 Nashville, TN 37221	Michael McDowell 4901 Drakes Branch Road Nashville, TN 37218	142150A01800CO

WARRANTY DEED

FOR AND IN 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, **COURTNEY HURLEY, ADMINISTRATOR OF THE ESTATE OF JACK MITCHELL CLOYD,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **MICHAEL MCDOWELL, AN UNMARRIED MAN,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT

Being a certain condominium apartment in Davidson County, Tennessee, being Unit No. 18 on the Plan of First Revision, Bellevue Manor Condominiums, of record in Book 5200, Page 231, Register's Office for Davidson County, Tennessee, to which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Courtney Hurley, Administrator of the Estate of Jack Mitchell Cloyd by deed from Jeffrey M. Grissim, Trustee, of record in Instrument No. 20241007-0077850, dated July 18, 2024, and record on October 7, 2024, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE

This is	(**X**) IMPROVED ( ) UNIMPROVED	Property known as **110 BELLEVUE ROAD, UNIT 18** **NASHVILLE, TN 37221**

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), their heirs and 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), their heirs and assigns, against the lawful claims of all persons whomsoever Whenever 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, this 29 day of November, 2024

By: Courtney Hurley, Administrator

Courtney Hurley, Individually

STATE OF CALIFORNIA)
COUNTY OF San Bernardino)

On this 29th day of November, 2024, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Courtney Hurley** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged herself as Administrator of the Estate of Jack Mitchell Cloyd, and in her capacity as such Administrator, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 29th day of November, 2024.

See attached for notary (VA)
Notary Public

Commission Expires: 05/18/26

STATE OF CALIFORNIA)
COUNTY OF San Bernardino)

On this 29th day of November 2024, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Courtney Hurley** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and

Witness my hand and official seal on this the 29th day of November, 2024.

See attached for notary (VA)
Notary Public

Commission Expires: 05/18/26

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Bernardino)

On 11/26/24 (Date) before me, DAKOTA Ainsworth notary public (Here Insert Name and Title of the Officer),

personally appeared Courtney Harley (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

DAKOTA AINSWORTH
Notary Public - California
San Bernardino County
Commission # 2404652
My Comm. Expires May 18, 2026

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed - 2nd Signature section

Document Date: 11/26/24 Number of Pages: 2

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney In Fact	☐ Individual ☐ Attorney In Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT — CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Bernardino)

On 11/29/24 (Date) before me, Dakota Ainsworth notary public (Here Insert Name and Title of the Officer)

personally appeared Courtney Hurley (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

DAKOTA AINSWORTH
Notary Public - California
San Bernardino County
Commission # 2404652
My Comm. Expires May 18, 2026

Signature _____ (Signature of Notary Public)

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed - 1st Signature Section
Document Date: 11/29/24 Number of Pages: 2
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney In Fact	☐ Individual ☐ Attorney In Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____