Karen Johnson Davidson County
Batch# 1228879 DEEDWARR
01/22/2025 03:01:30 PM 4 pgs
Fees: $23.00 Taxes: $1,461.50
20250122-0005107

WARRANTY DEED



State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $395,000.00

Affiant

Sworn to and subscribed before me on this 21st day of January, 2025.

Notary Public

My Commission Expires: _____

THIS INSTRUMENT WAS PREPARED BY:
Thomas N. Jones
Attorney at Law
339 Main Street, Suite 100
Franklin, Tennessee 37064
(615) 794-0807
Contact: Leigh Anne Sailors

NAME AND ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Elizabeth Ann Fetters and Daniel Lewis Fetters **7252 Highway 70, Unit 1308** **Nashville, TN 37221**	**New Owner**	142 07 O F 069.00co

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, we, **Brittany Byrd and Charles Frederick Brown, wife, and husband, (hereinafter called "Grantors"),** have bargained and sold, and by these presents do transfer and convey unto **Elizabeth Ann Fetters and Daniel Lewis Fetters,**

wife and husband, (hereinafter called "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee and being Lot No. 69, Unit No. 1308 on the Plan of Bellevue Commons Townhomes and being of record in Instrument Number 20000720-0104869, re-recorded in Instrument Number 20000828-0084760 and as amended in Instrument Number 20060824-0104869, Register's Office of Davidson County, Tennessee and together with an undivided percentage interest in the common elements appurtenance to said Unit. Reference is hereby made to the Site Plan of Bellevue Commons as set in said Master Deed for to which reference is hereby made for a more complete identification and location of said Unit.

Being the same property conveyed to Brittany Byrd and Charles Frederick Brown, wife and husband, by Deed dated February 9, 2021 from Garrett L. Crome, an unmarried man, and being of record in Instrument Number 20210211-0019648, Register's Office of Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2025 property taxes are a lien but are not yet due and payable. Said taxes have been prorated between the parties and the payment there is being assumed by the Grantees.
2. Any and all building and zoning regulations of the City, County and/or State.
3. Master Deed for Bellevue Commons Townhomes, Site Plan and By-Laws of Bellevue Commons Townhomes Association, Inc of record in Instrument Number 20000720-0071772, Re-recorded in Instrument Number 20000828-0084760 and amended in Instrument Number 20060824-0104869, said Register's Office.
4. Charter of Bellevue Commons Townhome Association of record in Instrument Number 20000720-0071771, Instrument Number 20000915-0091868 and Instrument Number 200001009-0100204, said Register's Office.
5. Final Judgment and Decree conveyed to State of Tennessee and Department of Transportation with easement/s therein of record in Book 5202, Page 736, said Register's Office.
6. Grant of permanent easement for ingress and egress conveyed Sarah E. Old of record in Book 7308, Page 762, said Register's Office.
7. Agreement for dedication of public utilities easement conveyed Harpeth Valley Utilities District of record in Book 11426, Page 63, said Register's Office.
8. Agreement for easement for storm drainage conveyed Metro Government of record in Instrument Number 20000310-0025049 and stormwater detention agreement of record in Instrument Number 20000616-0060368, said Register's Office.
9. Any and all notes and matters on site plan within Master Deed of record in Instrument Number 20000720-0071772, Re-recorded in Instrument Number 20000828-0084760, said Register's Office.

This property is known as improved property located at 7252 Highway 70 South, Unit 1308, Nashville, Tennessee 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 Grantees, their heirs and assigns, forever, and Grantors do covenant with the said Grantees that they 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 Grantors do further covenant and bind themselves, their heirs and assigns, 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.

Executed on this 21st day of January, 2025.

Brittany Byrd

Charles Frederick Brown

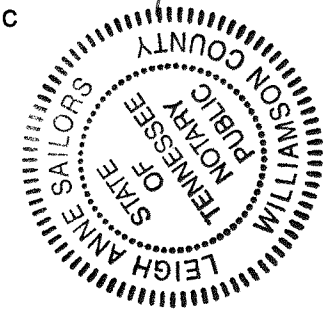
State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, Notary Public of said County and State, Brittany Byrd and husband, Charles Frederick Brown, 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 and official seal on this 21st day of January, 2025.

Notary Public

My Commission Expires: 8-3-26



Certificate of Authenticity

I, Alicia Hamilton, 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

1/21/25.
Date

Affiant Signature

1/22/25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 22nd day of January, 2025.

Notary's Signature

My Commission Expires: 3.20.2028
Date

Notary's Seal (if on paper)

SHANNON R. RICHARDSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON