Warranty Deed

Karen Johnson Davidson County Batch# 1248774 DEEDWARR 03/20/2025 03:25:30 PM 3 pgs Fees: $18.00 Taxes: $1,059.31 20250320-0020889	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ WILSON The actual consideration or value, whichever is greater, for this transfer is $286,300.00. Affiant Subscribed and sworn to before me, this the 12th day of March, 2025. Notary Public My commission expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
The Falcon Group, GP	Same as New Owner	096-09-0A-705.00-CO
PO Box 505		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TERRY D. BELL, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THE FALCON GROUP, GP, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 all of Unit No. A705, on the Plan of Emery Place Condominiums, as shown by plat appearing of record in Plat Book 6250, Page 719, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said unit. Being further established by the Declaration of Covenants, Conditions, and Restrictions and Bylaws of record in Book 6715, Page 96, and amended in Book 6783, Page 205, and Book 8048, Page 351, Instrument No. 20080123-0007145 and Instrument No. 20080118-0006025, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit set forth in the Declaration, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

1. DCCR and By-Laws Amendment - 20180828-0084947
2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6342, page 521, said Register's Office.
3. Storm Water Detention Agreement of record in Book 6623, page 109, said Register's Office.
4. Easement(s) of record as Instrument No. 20170921-0096816, said Register's Office.

Being the same property conveyed to Terry D. Bell by Warranty Deed from Elizabeth Sullivan, Nicholas Sullivan and Victoria Anderson, as tenants in common with the right of survivorship of record in Instrument No. 20120402-0027866 Register's Office for Davidson County, Tennessee, dated March 30, 2012 and recorded on April 02, 2012.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 705 Kent Road, Nashville, TN 37214, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 12th day of March, 2025.

Terry D. Bell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Terry D. Bell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 12th day of March, 2025.

Notary Public

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2029

My Commission Expires: 1·22·29

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 3-12-25.

Date

Celia Stewart-Rouse

Affiant Signature

3-12-25

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 12 day of March, 2025.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

