Karen Johnson
Batch # 1269685
05/06/2025 03 58 36 PM
Fees $13 00 Taxes $594 39

Davidson County
DEEDWARR
2 pgs

20250506-0035462

WARRANTY DEED

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,647 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF May, 2025

NOTARY PUBLIC
MY COMMISSION EXPIRES ebruary 21, 2027
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILL TO	MAP & PARCEL
Marinela Lautt 1346 Bellshire Terrace Dr Nashville, Tennessee 37207	SAME AS OWNER	MAP 050 GROUP 03 0 PARCEL 066 00

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, we,

Justin Cutler

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Marinela Lautt

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

Being Lot No 21A on the plan of Zone Lot Division, Lots 15, 18 through 22, Bellshire Terrace, Section One, Phase Two, of record in Book 6250, page 179 - 180, 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 Justin Cutler by Warranty Deed from HAO, LLC and Dell Ray Adams, Dell Ray Adams, dated March 17, 2014 and filed for record in Instrument No 20140317-0021860, in the Register of Deeds Office in and for Davidson County, Tennessee

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T C A CODE 206-2-301-307, A,B AND D, or other similar statute therein

This conveyance is made subject to the following
1) 2025 taxes and subsequent years
2) Any and all restrictions, conditions, and easements of record

This is improved property known as **1346 Bellshire Terrace Dr, Nashville, TN 37207.**

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 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 hand and official seal at office this 15th day of May, 2025

Justin Cutler

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Justin Cutler, with whom I am personally acquainted, (or who 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, at office, this 15th day of May, 2025

NOTARY PUBLIC

My Commission Expires: February 21, 2027

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

PLEASE RETURN TO
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027