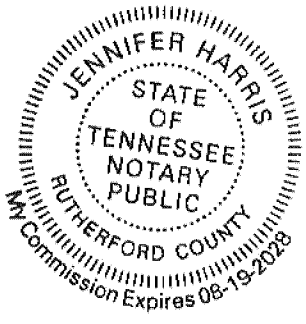
Karen Johnson Davidson County
Batch# 1280813 DEEDWARR
06/03/2025 12:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,476.30
20250603-0043504

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Tri Star Title & Escrow, LLC
1535 W. Northfield Blvd., Suite 16, Murfreesboro, TN 37129

File No.: 0525-018

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Brittany Louise Peery	Brittany Louise Peery	142-07-0F-072.00-CO
(NAME)	(NAME)	
7522 Highway 70 S 1403	7522 Highway 70 S 1403	
(ADDRESS)	(ADDRESS)	
Nashville TN 37221	Nashville TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Ten Dollars And No/100 Dollars ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KYLIE SMITH, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRITTANY LOUISE PEERY, AN UNMARRIED PERSON,** HEREINAFTER CALLED THE GRANTEE, 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 Unit No. 72 of Bellevue Commons Townhomes, created under Title 66, Chapter 27, Section 101, et seq., as established by a Master Deed recorded in Instrument No. 20000720-0071772, rerecorded in Instrument No. 20000828-0084760, as amended in Instrument No. 20060824-0104869, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common elements appurtenant to said Unit. Reference is hereby made to the Site Plan of Bellevue Commons, as set forth in Exhibit "A" in said Master Deed for a more complete identification and location of said Unit.

Being the same property conveyed to Kylie Smith by Warranty Deed from Byron Laroy Davis, unmarried of record in Instrument No. 20190503-0041430 Register's Office for Davidson County, Tennessee, dated April 30, 2019 and recorded on May 03, 2019.

This conveyance is made subject to Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20000720-0071772, re-recorded in Instrument No. 20000828-0084760 and as amended in Instrument No. 20060824-0104869; Charter for Bellevue Commons Townhome Association, Inc. of record in Instrument Number 20000720-0071771, as amended in Instrument No. 20000915-0091868 and Instrument No. 20001009-0100204; Grant of Easement of record in Book 7308, Page 762; Easement of record in Book 5202, Page 736; Agreement for Dedication of Public Utilities Easement of record in Book 11426, Page 63; Agreement for Dedication of Easement for Storm Drainage of record in Instrument Number 20000310-0025049; Easements to the State of Tennessee for highway purposes of record in Book 5202, Page 732 and Book 5024, Page 458; Stormwater Detention Agreement of record in Instrument Number 20000616-0060368; Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parce; Subject to rights of others in and to the common areas and/or elements; and to any and all matters shown on said plat and survey of record; all of said Register's Office.

This is improved ✠ property, known as 7522 Highway 70 S 1403, Nashville, TN 37221
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 28th day of May, 2025.

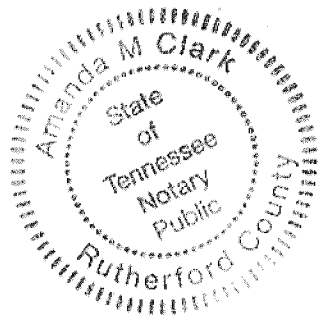
Kylie Smith

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 28th day of May, 2025, before me personally appeared Kylie Smith, 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 (or person's) free act and deed.

Notary Public
Printed Name: Amanda M Clark
My Commission Expires: 11/22/2025



True Copy Certification

I, Jennifer Harris, do hereby make oath that the 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 5.29.25 (date of document).

Affiant Signature

5.29.25
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 29th day of May, 2025.

Notary's Signature

My Commission Expires: 10/21/2028

MELODY R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY