WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,675,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF October, 2025

Notary Public
MY COMMISSION EXPIRES

ABIGAIL WOODARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 20, 2028

Karen Johnson
Batch # 1341523
11/03/2025 10 55 08 AM
Fees $13 00 Taxes $6,197 50

Davidson County
DEEDWARR
2 pgs

20251103-0087281

File **#25-TL-0838-B**

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS OF NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER(S)
Josh Gilmore and Abigail Flittner	New Owner	
(NAME)	(NAME)	
838 B Clayton Avenue		**118 05 0V 001 00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

RYAN HALE BELCHER AND MORGAN PAIGE GARRISON BELCHER, HUSBAND AND WIFE,

hereinafter called the **Grantor(s)**, has/have bargained and sold, and by these presents do/does transfer and convey unto

JOSH GILMORE AND ABIGAIL FLITTNER, HUSBAND AND WIFE,

hereinafter called the **Grantee(s)**, his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No A aka Unit No 2 of 838 CLAYTON AVENUE, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 838 CLAYTON AVENUE, a Horizontal Property Regime, of record in Instrument No 20170428-0041909, as amended in Instrument No 20190426-0038597 and Scrivener's Affidavit recorded in Instrument No 20190429-0039234 and further amended in Instrument No 20190508-0043036, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration, together with a percentage interest in the common elements as set forth in said Declaration

Being the same property conveyed to Ryan Hale Belcher and Morgan Paige Garrison Belcher, Husband and Wife, by Warranty Deed from Scott E Mele and Kimberly Mele, of record in Instrument No 20210903-0118997, in the Register's Office of Davidson County, Tennessee, dated August 31, 2021 and recorded on September 03, 2021

This conveyance is subject to

* Property Taxes for the year 2025 and all subsequent years
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 1, BATTLEFIELDS ESTATES, as recorded in Plat Book 843, Page 96-97
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No 20170428-0041909, as amended in Instrument No 20190426-0038597 and Scrivener's Affidavit recorded in Instrument No 20190429-0039234 and further amended in Instrument No 20190508-0043036
* Any and all existing easements and restrictions as shown of record not stated herein

This is _____ **unimproved** ___X___ **improved** property known as **838 B Clayton Avenue, Nashville, TN 37204**

Deed (Continued)

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 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/our hand(s) this the **30th** day of **October**, **2025**

Ryan Hale Belcher

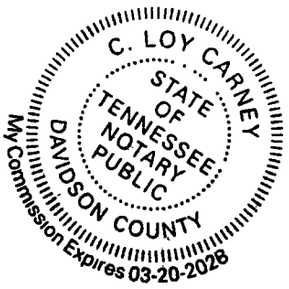
Morgan Paige Garrison Belcher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of October, 2025, before me personally appeared Ryan Hale Belcher, 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's (or persons') free act and deed

Witness my hand, at office, this 30th day of October, 2025

Notary Signature
My commission expires



STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of October, 2025, before me personally appeared Morgan Paige Garrison Belcher, 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's (or persons') free act and deed.

Witness my hand, at office, this 30th day of October, 2025

Notary Signature
My commission expires:

