STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$240,000.00** (Two Hundred Forty Thousand)

AFFIANT

Subscribed to and sworn before me this 12th day of November, 2025

NOTARY PUBLIC MY COMMISSION EXPIRES

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/03/2028 DAVIDSON COUNTY (NOTARY SEAL)

Karen Johnson
Batch # 1346284
11/14/2025 09 43 23 AM
Fees $13 00 Taxes $888 00

Davidson County
DEEDWARR
2 pgs

20251114-0090815

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBER:**
Giulietta Minerva 110 Bellevue Road, Unit 18 Nashville, TN 37221	**SAME AS NEW OWNER**	142150A01800CO

WARRANTY DEED

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, I/WE, **MICHAEL MCDOWELL, AN UNMARRIED MAN,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **GIULIETTA MINERVA, A SINGLE WOMAN,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Being a certain condominium apartment in Davidson County, Tennessee, being Unit No. 18 on the Plan of First Revision, Bellevue Manor Condominiums, of record in Book 5200, Page 231, Register's Office for Davidson County, Tennessee, to which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Courtney Hurley, Administrator of the Estate of Jack Mitchell Cloyd by deed from Jeffrey M. Grissim, Trustee, of record in Instrument No. 20241007-0077850, dated July 18, 2024 and recorded on October 7, 2024, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Michael McDowell, an unmarried man, by deed from Courtney Hurley as Administrator of the Estate of Jack Mitchell Cloyd, and Courtney Hurley, individually, of record in Instrument No. 20241209-0095244, dated November 29, 2024 and recorded on December 9, 2024, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE

This is	(**X**) IMPROVED ( ) UNIMPROVED	Property known as **110 BELLEVUE ROAD, UNIT 18** **NASHVILLE, TN 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 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 Whenever 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, this 12th day of November, 2025

Michael McDowell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 12th day of November, 2025, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Michael McDowell** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 12th day of November, 2025.

Notary Public

Commission Expires:

