Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, LLC
10 Burton Hills Blvd., Suite 100
Nashville, TN 37215

39-B
File #26-1060

Karen Johnson Davidson County
Batch # 1397323 DEEDWARR
03/25/2026 09:55:10 AM 2 pgs
Fees: $13.00 Taxes: $1,591.00
20260325-0023613

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lisa N. Valentine, a single woman**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Rachel Nicole D'Andrea, unmarried, and David D'Andrea and Kathleen D'Andrea, husband and wife, as joint tenants with right of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 28, Unit No. 706, on the Plan of Bellevue Commons Townhomes, a Planned Unit Development established under the property provisions of the Tennessee Horizontal Property Regime Act, and set out in Exhibit "A" of the Master Deed and By Laws of record in Instrument No. 20000720-0071772 and re-recorded in Instrument No. 20000828-0084760, as amended in instrument number 20060824-0104869, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Katherine Reynolds, An Unmarried Woman by Warranty Deed from Jeremy E. Lehman, an unmarried man of record in Instrument No. 20210714-0094898, in the Register's Office for Davidson County, Tennessee, dated July 12, 2021 and recorded on July 14, 2021.

Being the same property conveyed to Lisa N. Valentine, a single woman by Warranty Deed from Katherine Reynolds, an unmarried woman of record in Instrument No. 20250616-0046830 Register's Office for Davidson County, Tennessee, dated June 12, 2025 and recorded on June 16, 2025.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 7252 Highway 70 South Unit 706, 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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Rachel D'Andrea
David D'Andrea
Kathleen D'Andrea
7252 Highway 70 South Unit 706
Nashville, TN 37221

RESPONSIBLE FOR TAX PAYMENT
New Owner

TAX MAP-PARCEL #:
142-07-0F-028.00

WITNESS THE EXECUTION HEREOF this 23rd day of March, 2026.

Lisa N. Valentine

Lisa N. Valentine

State of Tennessee)
County of Davidson)

On this 23rd day of March, 2026, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Lisa N. Valentine , the bargainor(s), to me known (or proved to ~~me on the basis of satisfactory evidence~~) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 1/22/30

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 430,000.00.**

Affiant

Sworn and subscribed before me on this the 23rd day of March, 2026.

Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026