Karen Johnson Davidson County
Batch# 214621 DEEDWARR
04/05/2019 12:48:30 PM 3 pgs
Fees: $18.00 Taxes: $259.00
20190405-0031234

Return to:
Realty Title & Escrow Co., Inc.
1118 Nashville Hwy, Ste 150
Columbia, TN 38401
931-540-1282

Prepared by:
Realty Title & Escrow Company, Inc.
1118 Nashville Highway, Suite 150
Columbia, TN 38401

STATE OF TENNESSEE
COUNTY OF MAURY
The actual consideration or value, whichever is greater, for this transfer is $70,000.00.

Affiant

MEREDITH BAUERLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-04-2020

Subscribed and sworn to before me, this 5th day of April, 2019.

Notary Public
My commission expires: 8-4-20

10-1903-104115

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Molly Sehring 550 Harding Place, Unit C-118 Nashville TN 37211	Same as new owner	147-02-0-B-056.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Tucker Tingle, unmarried individual**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Molly Sehring and Giovanni Badilla, husband and wife**, hereinafter called the Grantees, their successors 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 Lot No. Unit C-118, of Caldwell Court Condominiums created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 6188, Page 744, as amended in Instrument No. 20070509-0055551, and Instrument No. 20071011-0120947, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Caldwell Court Condominiums set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said Unit.

Being the same property conveyed to Waleed Hussain and Huda Nagim by deed from Valuable Investment Properties, LLC, dated September 11, 2015, recorded September 23, 2015, of record in Instrument No. 20150923-0096710, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Tucker Tingle, an unmarried individual by deed from Waleed Hussain and Huda Nagim, husband and wife, dated March 20, 2018, recorded March 22, 2018, of record in Instrument No. 20180322-0027249, Register's Office for Davidson County, Tennessee

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 550 Harding Place, Unit C-118, Nashville, TN 37211.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 5 day of April, 2019.

Tucker Tingle by Renee Crouch Tingle Attorney In Fact
Tucker Tingle
By: Renee Crouch Tingle,
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF MAURY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Renee Crouch Tingle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Tucker Tingle and that she is authorized by Tucker Tingle to execute this instrument on his behalf.

Witness my hand and seal at Columbia, TN this 5th day of April, 2019.

Notary Public

My commission expires: 5/23/22

SHANNON C SYLVESTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-23-2022

True Copy Certification

I, Meredith Bauerle, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Maury

Personally appeared before me, Shannon C. Sylvester, a notary public for this county and state, Meredith Bauerle, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/23/22

SHANNON C SYLVESTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-23-2022