Name and Address of New Owner:
James Richardson
414 Rosedale Avenue, #106
Nashville, TN 37211

Karen Johnson Davidson County
Batch# 524541 DEEDWARR
12/03/2020 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $684.50
20201203-0140809

Send Tax Bills To:
James Richardson
SAME

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 105160C04900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Veronica Hawkins, a single woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **James Richardson, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 414106, Building No. C-2, as specified on the Plat shown in the Declaration of Covenants, Conditions, Restrictions and Bylaws, on the Plan of Park at Melrose Heights, a Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions, Restrictions and Bylaws for Park at Melrose Heights, a Condominium Development, of record in Instrument No. 20140903-0080570, amended in Instrument No. 20150211-0012545, Second Amendment of record in Instrument No. 20150223-0015231, and Third Amendment of record in Instrument No. 20160524 0051837 and Assignment of Declarant's Rights as of record in Instrument No. 20151019-0106253, 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 said Declaration of Covenants, Conditions, Restrictions and Bylaws. Reference is hereby made to the plan of Park at Melrose Heights, a Condominium Development, for placement of Units, as set out on Exhibit "D", Parts C1 and C2 on the Third Amendment to the Declarations, of record in Instrument No. 20160524-0051837, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Veronica Hawkins, a single woman, by Special Warranty Deed from Park at Melrose Heights II, LLC, a Tennessee limited liability company, recorded on December 1, 2016, of record in Instrument No. 20161201-0125959, Register's Office for Davidson County, TN.

This is improved property known as 414 Rosedale Ave., #106, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20th day of November, 2020.

_____(SEAL)
Veronica Hawkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of November, 2020, before me personally appeared Veronica Hawkins, 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 20th day of November, 2020.

_____
Notary Signature
My commission expires:

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-25-2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $185,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
20th day of November, 2020.

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-25-2022

Notary Public
My commission expires:_____
File No. 2020-1884

True Copy Certification

I, John A Bell Sr., 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 TN

County of Davidson

Personally appeared before me, Dellana L Sherrill notary public for this county and state, John A Bell Sr. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

DANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3-8-2021
Notary' Seal (if on paper)