Karen Johnson Davidson County
Batch# 567636 DEEDWARR
02/03/2021 03:13:30 PM 2 pgs
Fees: $13.00 Taxes: $647.50
20210203-0015896

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: ~~MARCH 6, 2021~~ ID-17-21

(AFFIX SEAL)

LAUREN JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2021

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
2000 Richard Jones Road, Suite 178
Nashville, TN 37215

03-NSH20-00969

Address of New Owner:	Send Tax Bills to:	Tax Information:
Leo Sopczak, 2197 Nolensville Pike, #229 Nashville, TN 37211	New Owner	105-16-0-B-229.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and 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, **Vaughn A. Thada, a single man** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Leo Sopczak, a single man**
, 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 Unit No. 229, Building No. B2, as specified on the Plat shown in the Declaration of Covenants, Conditions and Restrictions, 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 and Restrictions for Park at Melrose Heights, a Condominium Development of record under Instrument No. 20140903-0080570, First Amendment in Instrument No. 20150211-0012545, and Second Amendment in Instrument No. 20150223-0015231, and Third Amendment in Instrument No. 20160524-0051837, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants, Conditions and Restrictions. Reference is hereby made to the plan of Park at Melrose Heights, a Condominium Development, for placement of Units, as shown on Exhibit "D" to the First Amendment of the Declarations of record under Instrument No. 20150211-0012545, and Second Amendment in Instrument No. 20150223-0015231, and Third Amendment in Instrument No. 20160524-0051837, said Register's Office, for a more complete identification and description of such Unit.

24 month chain of title:

Being the same property conveyed to Vaughn A. Thada, single man by deed from Park at Melrose Heights, LLC, a Tennessee limited liability company, dated July 28, 2015, recorded July 29, 2015, of record in Instrument No. 20150729-0074471, in the 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: 2197 Nolensville Pike, #229, 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 2nd day of February, 2021

Vaughn A. Thada

STATE OF TENNESSEE
COUNTY~~COUNTY~~ OF Davidson

I, Seth A. Dearinger, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Vaughn A. Thada personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 2nd of February, 2021.

Notary Public
My Commission Expires: March 8, 2021
(SEAL)

SETH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee
County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY