Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: RSB-VLES-21-1510-202

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210334264

Karen Johnson Davidson County
Batch# 622879 **DEEDWARR**
04/27/2021 09:49:29 AM 2 pgs
Fees: $13.00 Taxes: $1,239.50

20210427-0055734

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $335,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of April, 2021.

Notary Public
My Commission Expires: _____

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jessica Lima N. 1500 4th Avenue #202 Nashville TN 37208	New Owner	Tax Parcel ID No. 082 09 0J 005.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michelle Maldonado, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jessica Lima, unmarried** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 4202 on the Master Deed establishing The Morgan Park Place Condominiums, a Horizontal Property Regime, created under Title 66, Chapter 27, Section 101-103, et seq. amended, Tennessee Code Annotated and as established by a Master Deed of record in Instrument No. 20050831-0104621, as amended in Instrument Nos. 20051110-0136248, 20060516-0057286, 20061023-0131222, 20070402-0038744, 20070724-0087901, 20071010-0120740, 20100622-0048863 and 20140408-0029304, as Scrivener's Affidavit recorded in Instrument No. 20140425-0035118 and Assignment of Declarant's Rights recorded in Instrument No. 20150102-0000052, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the map of the Nashville Horticultural Society Plan in Plat Book 2, Page 30, Chancery Court at Nashville, Tennessee.

Being the same Property Conveyed to Michelle Maldonado, a single woman, By Warranty deed from Jose J. Nava, a single person, of record in Instrument No. 20141003-0091885, In the Register's Office of Davidson County, Tennessee, Dated September 30, 2014 and Recorded on October 03, 2014.

Said property was never the primary marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing The Morgan Park Place Condominiums Condominium of record in Instrument No. 20050831-0104621, as amended by instrument(s) of record in Instrument Nos. 20051110-0136248, 20060516-0057286, 20061023-0131222, 20070402-0038744, 20070724-0087901, 20071010-0120740, 20100622-0048863 and 20140408-0029304, as Scrivener's Affidavit recorded in Instrument No. 20140425-0035118 and Assignment of Declarant's Rights recorded in Instrument No. 20150102-0000052; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements

now or hereafter established over, through or upon the land embracing the regime and building thereon.
Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps And Appurtenances, recorded in Instrument No. 20100112-0002819.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20050719-0083911.

Easement for 54" Sewer Line as shown on survey by Site Engineering Consultants dated January 3, 2003.

This is improved property located at 1500 4th Avenue N. #202 Nashville TN 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of April, 2021.

Michelle Maldonado

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michelle Maldonado, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of April, 2021.

Notary Public
My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022