Prepared by and Return to:
Hywater Title
1800 S. Rutherford Blvd. Suite
203 Murfreesboro, TN 37130



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 502,500.00

Affiant

Subscribed and Sworn before me this 4th day of May , 2021.

Notary Public
My commission expires: 10-23-21

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Madison Perry 1510 Riverside Drive, Unit 1, Nashville, TN 37206	The same	072-15-41-001-00

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, **Michael Elliott Hallum, married** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Madison Marie Perry, unmarried,** "the Grantee," the following described real estate in Davidson, Tennessee:

Unit No. 1 together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions for 1510 Riverside Drive Homes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20181001-0096897, and being shown on Plat attached thereto as Exhibit "B" to the Amendment to the Declaration of Covenants. Conditions and Restrictions, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Michael Elliott Hallum by Warranty Deed dated 03/31/2017 and recorded on 09/15/2017 in Instrument No. 20170915-0094677, Register's Office for Davidson County, Tennessee. Said property has not been the marital residence of the grantor or his spouse.

This is [X] improved [ ] unimproved property known as 1510 Riverside Drive, Unit 1, Nashville, TN 37206

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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.

Karen Johnson Davidson County
Batch# 630176 DEEDWARR
05/06/2021 11:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,859.25
20210506-0060949

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 4th day of May, 2021

Michael Elliott Hallum

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Michael Elliott Hallum with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

This the 4 day of May, 2021.

Amanda Wrinkle
Notary

My commission expires: 03/07/2023

AMANDA LEIGH WRINKLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

Certificate of Authenticity

I, John W. Bishop, 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 Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)