Name and Address of New Owner:
Alaina Stochaj
1350 Rosa L Parks Boulevard
262
Nashville, TN 37208

Send Tax Bills To:
new owners

Karen Johnson Davidson County
Batch# 659980 DEEDWARR
06/18/2021 03:26:03 PM 2 pgs
Fees: $13.00 Taxes: $1,154.40
20210618-0082879

This Instrument Prepared By:
Easy Close, LLC dba Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 081-12-0T-262-00-CO

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, **Laura E. Hyde, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Alaina Stochaj, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit 262 , Werthan Lots IV and V Condominiums, as established under Master Deed of record in Instrument No. 20070117-0006776, corrected by Scrivener' s Affidavit recorded at Instrument No. 20090421-0036270, amended at Instrument No. 20071220-0146056, corrected by Scrivener's Affidavit recorded at Instrument No. 20080118-0006036, amended at Instrument Nos. 20080211-0013846, 20110609-0044280, corrected by Scrivener's Affidavit recorded at Instrument No. 20150205- 0011062, further amended in Instrument Nos. 20110713-0053571, 20120723-0064381, 20131230-0130918, 20140725-0066210, in the Registers Office for Davidson County, Tennessee, to which deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Laura E. Hyde, an unmarried woman, by Warranty Deed from Werthan V Lofts, LLC, of record in Instrument No. 20150414-0032753 Register's Office for Davidson County, Tennessee, dated April 10, 2015 and recorded on April 14, 2015. (Value of consideration shown in aforementioned deed $195,000.00.)

Being also known as 1350 Rosa L. Parks Boulevard, #262, Nashville, Tennessee 37208.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: RSB-YR65-21-1350-262

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 14th day of June, 2021.

Laura E Hyde (SEAL)
Laura E. Hyde

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Laura E. Hyde, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 14th day of June, 2021.

STEVEN PAUL DISSER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Notary Public
My commission expires: 3/3/23

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 $312,000.00, 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
14th day of June, 2021.

Notary Public
My commission expires: 07/09/24

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File No. 2021-1583