Karen Johnson Davidson County
Batch# 670763 DEEDWARR
07/02/2021 12:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20210702-0090155

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-12522-TC

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $520,000.00.

Carmen Coats
Affiant

Subscribed and sworn to before me, this the 28th day of June, 2021.

Eliza Whitfield
Notary Public
My Commission Expires: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
John and Melissa Caldwell 1100 Russell St #106 Nashville, TN 37206	CapStar Bank 2002 Richard Jones Rd Suite 300A Nashville, TN 37215	083-13-0C-006-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **I. Neal Doherty, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **John A. Caldwell and Melissa L. Caldwell, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain condominium apartment situated in Davidson County, Tennessee, being Unit 106, and the appurtenant interest in the common elements of MC3, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established under the Master Deed for MC3, of record in Instrument No. 20070628-0077498, Register's Office for Davidson County, Tennessee. Said Unit being also depicted on the site-plan of Martin Corner, Phase III, attached as exhibit to said Master Deed, The easements, including, but not limited to, 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, the restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of MC3, provided in said Master Deed, together with the By-Laws appended thereto, the aforementioned site-plan attached as exhibit to said Master Deed, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed Neal Doherty, unmarried by Warranty Deed from Martin Corner, a Tennessee general partnership, dated June 4, 2009, recorded June 5, 2009, of record in Instrument No. 20090605-0052153, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1100 Russell Street, #106, Nashville, TN 37206.**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4)

all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 25 day of June, 2021.

GRANTOR:

Neal Doherty

STATE OF Texas
COUNTY OF Denton

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Neal Doherty, the within named bargainor, 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 at office this 25 day of June, 2021.

Notary Public
My Commission expires: 10/11/2024

True Copy Certification

I, **Angie Lawless**, 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, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022