WARRANTY DEED

Karen Johnson Davidson County
Batch# 690601 DEEDWARR
08/04/2021 02:30:30 PM 4 pgs
Fees: $23.00 Taxes: $1,711.25
20210804-0104990

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $462,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JULY, 2021.

Lori Patterson
Notary Public

MY COMMISSION EXPIRES: 11-5-2021
(AFFIX SEAL)

LORI PATTERSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF21-071424

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Bruce T. Melick and Michelle S. Melick, Trustees of the Bruce T. Melick and Michelle S. Melick Revocable Trust dated November 14, 2016	Bruce T. Melick and Michelle S. Melick, Trustees of the Bruce T. Melick and Michelle S. Melick Revocable Trust dated November 14, 2016	
(NAME) 184 Mazie Drive	(NAME) 184 Mazie Drive	082-14-0A-106.00-CO
(ADDRESS) Pleasant Hill, CA 94523	(ADDRESS) Pleasant Hill, CA 94523	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED SIXTY-TWO THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($462,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MARGARET ZAJIC, (ALSO KNOWN AS MARGARET LANDRIGAN) AND THOMAS M. LANDRIGAN, A MARRIED COUPLE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BRUCE T. MELICK AND MICHELLE S. MELICK, TRUSTEES OF THE BRUCE T. MELICK AND MICHELLE S. MELICK REVOCABLE TRUST DATED NOVEMBER 14, 2016, 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 in Davidson County, Tennessee, being Unit No 1024 as specified on the plat shown in the Master Deed on the Plan of Riverfront Condominiums, A horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed from Riverfront Condominiums, of record under Instrument No. 20051221-0153160 and amended in Instrument. No 20051228-0155671, a second

Amendment in Instrument No. 20060518-0058640, 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 Master Deed. Reference is hereby made to the plan of Riverfront Condominiums for placement of units as shown on Exhibit E to the Master Deed of record under Instrument No. 20051221-0153160 and as amended in Instrument No 20051228-0155671 and second amendment in Instrument No, 20060518-0058640, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Margaret Zajic, an unmarried woman by Warranty deed from Sue Rabin, an unmarried woman of record in Instrument No. 20091016-0096042 Register's Office for Davidson County, Tennessee, dated October 14, 2009 and recorded on October 16, 2009.

Being the same property conveyed to Margaret Zajic, unmarried and Thomas M. Landrigan, unmarried, as tenants in common with right of survivorship by Quitclaim deed from Margaret Zajic, unmarried of record in Instrument No. 20091016-0096044 Register's Office for Davidson County, Tennessee, dated October 09, 2009 and recorded on October 16, 2009.

Margaret Zajic also known as Margaret Landrigan and Thomas M. Landrigan having since married are now a married couple.

THIS CONVEYANCE IS MADE SUBJECT TO: Further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐

This is improved ☒ property, known as 1024 1st Avenue North, Nashville, TN 37201

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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/our hand(s) this the 30th day of July, 2021

Margaret Zajic AKA Margaret Landrigan

Margaret Zajic AKA Margaret Landrigan

Thomas M. Landrigan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Margaret Zajic aka Margaret Landrigan, an unmarried woman Thomas M. Landrigan, an unmarried man, the within named bargainor, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of July, 2021.

Notary Public

My Commission Expires: 9-27-23

(SEAL)

JON PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7-30-2021.

Affiant
Date: August 3, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 3 day of August, 2021.

Notary Public

My Commission Expires: 5/14/2025

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY