Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

J

Name and Address of New Owner:
Logan Nichelson
414 Rosedale Avenue, #301
Nashville, TN 37211

Send Tax Bills To:
Logan Nichelson
New Owner

Karen Johnson Davidson County
Batch# 692777 DEEDWARR
08/09/2021 10:10:06 AM 3 pgs
Fees: $18.00 Taxes: $1,024.90
20210809-0106718

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 105 16 0C 062.00

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, **Kristen Ryan Clarke, a married woman,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Logan Nichelson, a single person,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 414301, Building No. C-2, as specified on the Plat shown in the Declaration of Covenants, Conditions, Restrictions and Bylaws, on the Plan of Park at Melrose Heights, a Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions, Restrictions and Bylaws for Park at Melrose Heights, a Condominium Development, of record in Instrument No. 20140903-0080570, amended in Instrument No. 20150211-0012545, Second Amendment of record in Instrument No. 20150223-0015231, and Third Amendment of record in Instrument No. 20160524-0051837, and Assignment of Declarant's Rights as of record in Instrument No. 20151019-0106253, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants, Conditions, Restrictions and Bylaws. Reference is hereby made to the plan of Park at Melrose Heights, a Condominium Development, for placement of Units, as set out on Exhibit "D", Parts C1 and C2 on the Third Amendment to the Declarations, of record in Instrument No. 20160524-0051837, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Kristen Ryan Clarke, a single woman, by Special Warranty Deed from Park at Melrose Heights II, LLC, a Tennessee limited liability company, of record in Instrument No. 20161116-0120792, in the Register's Office of Davidson County, Tennessee, dated November 14, 2016 and recorded on November 16, 2016.

Grantor's spouse is not joining in the execution of this deed due to never residing in the above described property, therefor having no interest to convey. Grantor certifies that this property was never marital property.

This is improved property known as 414 Rosedale Avenue #301, Nashville, TN 37211.

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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 5th day of August, 2021.

_____(SEAL)
Kristen Ryan Clarke

STATE OF UTAH
COUNTY OF SALT LAKE

On this 4th day of August, 2021, before me personally appeared Kristen Ryan Clarke, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of August, 2021.

_____
Notary Signature
My commission expires: March 22, 2025

Notary Public - State of Utah
JOY PRATT
Comm. #716938
My Commission Expires
March 22, 2025

AFFIDAVIT OF VALUE

STATE OF ~~TENNESSEE~~ UTAH)
)
COUNTY OF ~~DAVIDSON~~ SALT LAKE)

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 $277,000.00, 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
4th day of August, 2021.

Notary Public
My commission expires: March 22, 2025
File No. 2021-3095

Notary Public - State of Utah
JOY PRATT
Comm. #716938
My Commission Expires
March 22, 2025