Name and Address of New Owner:
Gregory Thwaites and Susanne Thwaites
2310 Elliott Avenue
212
Nashville, TN 37204

Karen Johnson Davidson County
Batch# 715071 DEEDWARR
09/13/2021 04:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,598.40
20210913-0122604

Send Tax Bills To:
New Owners
SAME

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

Map & Parcel No: 105-14-0C-212.00-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, **Cody Joel Click and Rachel Waters Click, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Gregory Thwaites and Susanne Thwaites, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 212 as specified on the Plat shown in the Master Deed on the Plan of The Park at Melrose 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 for The Park at Melrose Condominiums of record under Instrument No. 20070917-0110745, 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 The Park at Melrose Condominiums for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20070917-0110745, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Cody Joel Click, an unmarried man by Warranty deed from Adam T. Bickell, unmarried of record in Instrument No. 20101006-0079933 Register's Office for Davidson County, Tennessee, dated October 04, 2010 and recorded on October 06, 2010. (Value of consideration shown in aforementioned deed $215,000.00.)

Being the same property conveyed to Rachel W. Click by Quitclaim Deed from Cody Joel Click, of record in Instrument No. 20171109-0115325 Register's Office for Davidson County, Tennessee, dated November 01, 2016 and recorded on November 09, 2017. (Value of consideration shown in aforementioned deed $0.00.)

Being also known as 2310 Elliott Avenue, Unit No. 212, Nashville, Tennessee 37204.

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 Grantees, and the Grantees' 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 9th day of September, 2021.

Cody Joel Click by Rachel Click, Attny. In Fact (SEAL)
Cody Joel Click by Rachel Click, his Attorney-In-Fact

(SEAL)
Rachel Waters Click

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 Cody Joel Click and Rachel Waters Click, 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.

SARAH LILE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Witness my hand and seal this 9th day of September, 2021.

Notary Public
My commission expires: 5-5-2025

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 $432,000.00, 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 9th day of September, 2021.

LEAH MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-06-2025

Notary Public
My commission expires:

File No. 2021-1815

Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version 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 9th Sept. 2021 (date of document).

Affiant Signature

9/9/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 9th day of September, 2021.

Notary Signature

My Commission Expires: May 9, 2023

JENNA LYN PREBLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 9, 2023