Karen Johnson Davidson County
Batch# 717409 DEEDWARR
09/16/2021 09:17:30 AM 3 pgs
Fees: $18.00 Taxes: $695.60
20210916-0124301

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $188,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13th DAY OF September, 2021.

Notary Public

MY COMMISSION EXPIRES: JULY 1, 2022

(AFFIX SEAL)

JACQUELINE G. BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Adam T. Jaggers	SEND TAX BILLS TO: Adam T. Jaggers	MAP/PARCEL NUMBERS
(NAME) 2197 Nolensville Pk #129	(NAME) 2197 Nolensville Pk #129	105160B12900CO
(ADDRESS) Nash, TN 37211	(ADDRESS) Nash, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Paul M. Solleveld, an unmarried man**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Adam T. Jaggers, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 129, Building No. B2, as specified on the Plat shown in the Declaration of Covenants, Conditions and Restrictions, 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 and Restrictions for Park at Melrose Heights, a Condominium Development of record under Instrument No. 20140903-0080570, First Amendment in Instrument No. 20150211-0012545, and in Instrument No. 20150223-0015231, 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 Declaration of Covenants, Conditions and Restrictions. Reference is hereby made to the plan of Park at Melrose Heights, a Condominium Development, for placement of Units, as shown on Exhibit "D" to the First Amendment of the Declarations of record under Instrument No,. 20150211-0012545 and amended in Instrument No. 20150223-0015231, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Paul M. Solleveld, a single man, by virtue of that certain Warranty Deed dated March 6, 2015, and being of record at Instrument No. 20150310-0020356 in the Register's Office of Davidson County, Tennessee.

Easements of record at Book 4251, Page 953, Book 6179, Page 582, 585, 588, 591, Book 7474, Page 680, Instrument No. 20081103-0108951, 20081103-0108990, 20131219-0128193 and 20150126-007090, as recorded in the said Register's Office.

Charter recorded at Instrument No. 20140820-0075537, in the said Register's Office.

Easements retained by Metropolitan Government pursuant to an alley closure, of record as Bill No. 087-22 i tneh Metro Clerk's Office, closing Allen No. 1833 east of Canady Avenue.

Agreement of record in Instrument No. 20081103-0108990 and 20081103-0108951, in the said Register's Office.

Subject to Plan of record in Plan Book 332, Page 90, in the said Register's Office.

Subject to all matters of record in Instrument No. 20111209-0096389 and 20130904-0093227, in the said Register's Office.

Subject to all matters of record in Instrument No. 20140903-0080570, 20150211-0012545 and 20150112-0015231, in the said Register's Office.

Reservations, conditions, powers, easements, options, covenants, agreements and limitations on title, and all other provisions contained in or incorporated by reference in the Master Deed establishing horizontal property regime for record under Master Deed of record at Instrument No. 20140903-0080570, as amended at 20150211-0012545 and 20150223-0015231 in the Register's Office including all exhibits attached thereto and incorporated therein by reference and /or any instrument creating the estate or estates hereby insured as shown on Schedule A hereof, and any other allied instrument referred to in and aforesaid instruments.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 2197 Nolensville Pk Apt 129 Nashville, TN 37211
(House Number) (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 hand this 13th day of September, 2021.

Paul M. Solleveld

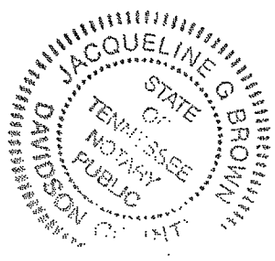
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Paul M. Solleveld,**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of September, 2021.

Jacqueline G Brown
Notary Public

My Commission Expires: 7-8-22



Certificate of Authenticity

I, Holly A Mason, do hereby make oath that I am a licensed attorney and/or the 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 September 13th, 2021.

Affiant Signature

9/13/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 13th day of September, 2021.

Notary's Signature

(Notary Seal)

My Commission Expires: 9-8-22

202109160124301