Chapman.

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

Karen Johnson Davidson County
Batch# 722868 DEEDWARR
09/23/2021 11:53:41 AM 2 pgs
Fees: $13.00 Taxes: $3,052.50
20210923-0128034

W & I Ref: (DM) Title No.: 62088
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Douglas C. Sellers, Jr. Casey Elizabeth Black 1019 A Caldwell Ave. Nashville, TN 37204	NEW OWNER

TAX MAP PARCEL NUMBERS: 105093B00100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$825,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gloria Choi and Alejandro Molnar, wife and husband,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Douglas C. Sellers, Jr., and Casey Elizabeth Black, joint tenants with rights of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee being Unit A on the Plan of 1019 Caldwell Townhomes, as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20150608-0053444 to which Plan reference is made for a more complete description.

Being the same property conveyed to Gloria Choi and Alejandro Molnar, wife and husband, by Warranty Deed from Magness Group, Inc., a Tennessee Corporation, dated March 17, 2016 and recorded on March 18, 2016 of record in Instrument No. 20160318-0026015, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2021, and subsequent years; The Plan, of record shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20150608-0053444, said Register's Office, shows an owner's certificate, minimum building setback lines and easements to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20150608-0053444, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 1019 A Caldwell Avenue, Nashville, TN 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 3rd day of September, 2021.

Gloria Choi

Alejandro Molnar

KRISTIN CHERISE BOVELL
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires September 30, 2024

State of District of Columbia

County of Washington

On this 3rd day of September, 2021, before me the undersigned authority, personally appeared Gloria Choi and Alejandro Molnar, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: Sept 30, 2024

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $825,000.00.

Affiant

Sworn and subscribed before me this 8th day of September, 2021.

Notary

My Commission Expires: _____

HOLLY DEES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023