This Instrument Prepared By:
Saddle Creek Title, LLC
756 Ridge Lake Blvd. Ste 120
Memphis, TN 38120

Karen Johnson Davidson County
Batch# 730132 DEEDWARR
10/05/2021 10:39:30 AM 3 pgs
Fees: $18.00 Taxes: $926.85
20211005-0133636

WARRANTY DEED

THIS INDENTURE is made and entered into this 29 day of September, 2021, by and between **Alexandra Melton and Bryan Melton, married,** party of the first part, and **Jason Pauli, a single man,** party of the second part,

WITNESSETH: That for and in consideration of the purchase price, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of all is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Unit No. 123 of the Condominium Site Plan of Phase II-C, Section 3 on the Plan of River Glen of record in Plat Book 9700, Pages 18 and 19, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Alexandra Melton and Bryan Melton, married, by Warranty Deed from Roger L. Eldridge, of record in Instrument No. 20151203-0122079, in the Register's Office of Davidson County, Tennessee, dated November 30, 2015, and recorded on December 03, 2015

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have good right to sell and convey the same; that the same is unencumbered, except for unpaid 2021 Davidson County and 2021 City of Nashville Taxes, which are not yet due and payable and subdivision restrictions, dedications, conditions, reservations, easements and other matts shown on the plat of Phase I and Boundary Survey of River Glen, as recorded in Plat Book 6900, Page(s) 650 and 651; Condominium Site Plan, Phase II-C, Section 3, River Glen, as recorded in Plat Book 9700, Page(s) 18 and 19; Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments, and other provisions contained in or incorporated by reference into the Master Deed establishing River Glen, a Horizontal Property Regime Condominium of record in Book 7566, Page 571, as amended by instrument(s) of record in Declaration of Submission in Book 10630, Page 495, supplement and amendment in Book 10630, Page 498, amended in Instrument No. 20040915-0111299 and Resolution in Instrument No. 20040915-0111301; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; Easement for Flowage, recorded in Book 2200, Page 119,Easement recorded in Book 3961, Page 681, Book 7296, Page 484, Book 11030, Page 731 and Book 11201, Page 708.Easement for Water and Sewerage Services, recorded in Book 7061, Page 172, Book 7061, Page 196, Book 9523, Page 164, and Book 9523, Page 168.Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20010816-0088874, all in the Register's Office of Davidson County, Tennessee; and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.
See Attached Signature Page.

Bryan Melton

Alexandra Melton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Bryan Melton and Alexandra Melton, to me known or proved to me on the basis, of satisfactory evidence to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 29 day of September, 2021.

CARINA A. KOOP STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

My Commission Expires:

3-21-2023

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$250,500.00,** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 30 day of September, 2021.

RONETTA S. LAMBRECHT STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC

My Commission Expires:
10-23-2023

Tax Parcel: 052-13-0B-080-00

Property Address: 1135 Alandee Street, Nashville, TN 37214

Name & Address of Owner and Mail Tax Notices to:
Jason Pauli
property address

WHEN RECORDED, RETURN TO:
Momentum Title, LLC
131 Saundersville Road #130
Hendersonville, TN 37075

Certificate of Authenticity

I, **HADLEY ROPER ,** do hereby make oath that I am 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 Oct 1, 2021.

Affiant Signature

10/1/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 10/1/2021.

Notary's Signature

My Commission Expires: **10/23/2023**

Notary's Seal

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY