WARRANTY DEED

Karen Johnson Davidson County
Batch# 739579 DEEDWARR
10/19/2021 01:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,172.53
20211019-0140337

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $316,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF October, 2021.

Notary Public

MY COMMISSION EXPIRES: 11-20-2021
(AFFIX SEAL)

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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

ADDRESS NEW OWNER(S) AS FOLLOWS: Claire E. Wright	SEND TAX BILLS TO: Claire E. Wright	Map 072-09-0A-004.00-CO
(NAME) 2715B Gear St	(NAME) 2715B Gear St	
(ADDRESS) Nash, TN 37216	(ADDRESS) Nash, TN 37216	
(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, **Shelena Walden, single** , HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Claire E. Wright**, a single woman, HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 4, on the plan of Gear Street Condominiums, as established under Master Deed of record in Instrument No. 20050627-0073536, re-recorded at Instrument No. 20050621-0070831,and modified in Instrument No. 20111006-0077670, in the Register's Office for Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Shelena Walden, an unmarried woman by Warranty deed from M and W Investments LLC, a Tennessee limited liability company of record in Instrument No. 20140528-0045666 Register's Office for Davidson County, Tennessee, dated May 23, 2014 and recorded on May 28, 2014.

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

unimproved
This is improved x property, known as 2715 Gear Ave #B Nashville, TN 37216
(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 13 th day of October, 2021.

Shelena Walden

STATE OF GA
COUNTY OF Cobb

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

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

Notary Public

My Commission Expires: 4-15-2023

K ELLIS
Notary Public - State of Georgia
Cobb County
My Comm. Expires Apr. 15, 2023

Certificate of Authenticity

I, Elissa Schmidtt, 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 10-15-21.

Affiant Signature

10-15-21
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 15 day of October, 2021.

Notary's Signature

(Notary Seal)

CORI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

My Commission Expires: 1-6-25