Name and Address of New Owner:
Laszlo Moldovan
118 S Prize Oaks Drive
Cedar Park, TX 38613

Karen Johnson Davidson County
Batch# 755188 DEEDWARR
11/15/2021 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,877.75
20211115-0151936

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 072-13-0N-001-00

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, **LaShea R. Harrison, unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Laszlo Moldovan,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit "A" as established under the Declaration of Covenants, Conditions and Restrictions for Homes at 2437 Inga Street, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20160317-0025460, as recorded in the Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive description, and that portion of the General Common Elements designated in such document for the exclusive use of said unit (limited common elements).

Being the same property conveyed to LaShea R. Harrison, an unmarried woman by Warranty Deed from Commodore Rentals, LLC dated July 19th 2017 and recorded July 24th 2017 of record in Instrument No. 20170724-0074667 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2022 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 2439 Inga Street, Nashville, TN 37206

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 29th day of October, 2021.

_____(SEAL)
LaShea R. Harrison

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of October, 2021, before me personally appeared LaShea R. Harrison, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of October, 2021.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV.8, 2021

_____
Notary Signature
My commission expires: 11.8.21

AFFIDAVIT OF VALUE

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 $507,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 29th day of October, 2021.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV.8, 2021

_____
Notary Signature
My commission expires: 11.8.21

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 10/29/21 (date of document).

Connie Taylor
Affiant Signature

11/2/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 11.8.21

NOTARY'S SEAL

