Karen Johnson Davidson County
Batch# 785664 DEEDWARR
01/10/2022 08:58:30 AM 4 pgs
Fees: $23.00 Taxes: $405.15
20220110-0002403

Name and Address of New Owner:
Grace Lee
550 Harding Place, F112
Nashville, TN 37211

Send Tax Bills To:
Grace Lee

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 147 02 0B 114.00

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, **Michael S. McCoy**, **married,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Grace Lee,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Unit Number F One Hundred Twelve (F-112) on the Plan of Caldwell Court Condominiums created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6188, Page 744, as amended in Instrument No. 20070509-0055551 and in Instrument No. 20071011-0120947, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed; to which Plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Michael S. McCoy, by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, of record in Instrument No. 20210609-0077598, in the Register's Office of Davidson County, Tennessee, dated May 28, 2021 and recorded on June 09, 2021. Also see Affidavit and Memorandum of Purchase and Sale Agreement, recorded in Instrument No. 20210809-0106868

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar statute.

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 30th day of December, 2021.

_____(SEAL)
Michael S. McCoy

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of December, 2021, before me personally appeared Michael S. McCoy, 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 30th day of December, 2021.

_____
Notary Signature
My commission expires: 6·21·25

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $109,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Bernardine Blasucci
(Affiant)

Sworn to and subscribed before me this
~~30th~~ 31st day of December, 2021.

Jennifer Russell
Notary Public
My commission expires: 03/01/2025
File No. 2021-3994-JT

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 12/30/2021 (date of document).

Jennifer Russell
Affiant Signature

12/31/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 31st day of December, 2021.

D Paulsson
Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

