Karen Johnson Davidson County
Batch# 833834 DEEDWARR
04/04/2022 10:42:30 AM 3 pgs
Fees: $18.00 Taxes: $226.44
20220404-0038563

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Lisa Chao 1953 Eulas Way Nolensville TN 37135	New Owner	147-02-0B-104.00-CO

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, **Brenda Cameron**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Lisa Chao,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit F-102 of Caldwell Court Condominium 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, said Register's Office, together with an undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Caldwell Court Condominiums, as identification and description of such Unit.

Being the same property conveyed to Brenda Cameron by Warranty Deed from The Reina's Family Property Solutions, LLC., a Tennessee Limited Liability Company, of record in Instrument No. 20190207-0011749 Register's Office for Davidson County, Tennessee, dated February 04, 2019 and recorded on February 07, 2019.

Being also known as 550 Harding Place Unit F102, Nashville TN 37211.
(Address for Informational Purposes Only.)

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 25th day of March, 2022.

Brenda Cameron (SEAL)
Brenda Cameron

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of March, 2022, before me personally appeared Brenda Cameron, 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 25th day of March, 2022.

Notary Signature
My commission expires: 10.12.2024

AMANDA S. YOUNG 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 $61,200.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
25th day of March, 2022.

Notary Public
My commission expires: 10.12.24
File No. 2022-984

AMANDA S. YOUNG STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Milissa Lowe, 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 3/22/22 (date of document).

Affiant Signature

3/28/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28 day of March, 2022

Notary's Signature

MY COMMISSION EXPIRES: 10-12-2024

NOTARY'S SEAL

AMANDA S. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY