Karen Johnson Davidson County
Batch# 842223 DEEDWARR
04/19/2022 02:54:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20220419-0045175

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS TWO HUNDRED TEN THOUSAND AND 00/100 ($210,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th day of March, 2022.

Notary Public

MY COMMISSION EXPIRES: 03/03/2025

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
414 Union Street, Suite 1110, Nashville, Tennessee 37219

ADDRESS NEW OWNERS AS FOLLOWS.	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Justin Hunter Bolden (NAME)	**Interlink Mortgage Services, LLC** (NAME)	**105 16 0B 215.00**
2197 Nolensville Pike Unit 215 **Nashville, TN 37211** (ADDRESS)	**5875 N. Sam Houston Pkwy West, Suite 300, Houston, TX 77086** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 25th day of March, 2022, the undersigned, **JAMES M. WEIR**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **JUSTIN HUNTER BOLDEN, UNMARRIED MAN,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **2197 NOLENSVILLE PIKE, UNIT 215, NASHVILLE, TN 37211** and more particularly described as follows:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 215, Building No. B1, as specified on the Plat shown in the Declaration of Covenants, Conditions and Restrictions, on the Plan of Park at Melrose Heights, a Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Park at Melrose Heights, a Condominium Development, of record under Instrument no. 20140903-0080570, and Amendment in Instrument Nos. 20150211-0012545, 20150223-0015231, 20160524-0051837 and Assignment of Declarant's Rights recorded in Instrument No. 20151019-0106253, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants, Conditions and Restrictions. Reference is hereby made to the plan of Park at Melrose Heights, a Condominium Development, for placement of Units, as shown on Exhibit "D" to the Declarations of record under Instrument No. 20150211-0012545, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to James M. Weir, by Warranty Deed from Park at Melrose Heights, LLC, a Tennessee limited liability company, of record in Instrument No. 20150303-0018525, in the Register's Office of Davidson County, Tennessee, dated February 20, 2015 and recorded on March 03, 2015.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 25th day of March, 2022.

GRANTOR: James M. Weir

STATE OF IL)
COUNTY OF Cook)

Personally, appeared before me, a Notary Public of the aforesaid authority, **James M. Weir**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 22 day of March, 2022.

Notary Public

1/28/2024
My Commission Expires

PETER PAULETTI
Official Seal
Notary Public - State of Illinois
My Commission Expires Jan 28, 2024

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 March 25, 2022.

Affiant Signature

03/25/2022
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 25th day of March, 2022.

Notary Public

Notary's Seal:

