WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF ~~DAVIDSON~~} MAURY The actual consideration or value, whichever is greater for this transfer is $202,500.00 Affiant Subscribed and sworn to before me This 3 day of ~~April~~ MAY 2022. Notary Public My Commission Expires: 05/21/25

JACK THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Karen Johnson Davidson County
Batch# 851058 DEEDWARR
05/05/2022 09:23:28 AM 3 pgs
Fees: $18.00 Taxes: $749.25
20220505-0051844

Address New Owners as:	Tax Bill To:	Map / Parcel
Tom C. Alsup **P.O. Box 41652** **Nashville, TN. 37204**	New Owner	092 16 0B 070.00

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. File 22-02-16359

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 sufficiency of all of which are hereby acknowledged, **Aimee A. Terrell**, a widow, (hereinafter referred to as "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Tom C. Alsup**, a married man, (hereinafter referred to as "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Unit No. 701, Level 9, on the Plan of University Square Condominium Apartments, created under Title 66, Chapter 27, section 101, et seq., as amended, Tennessee Code Annotated, as established by a Master Deed of record in Book 7051, Page 529, 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" of said Master Deed. Reference is hereby made to the Plat of University Square Condominium Apartments of record in Book 6900, Page 124, said Register's Office for more particulars.

Being the same property conveyed to John Terrell and wife, Aimee Terrell, by Warranty Deed from Andrew X. Wang, dated June 5th, 2009, of record in Instrument No. 20090609-0053340, Register's Office for Davidson County, Tennessee. John Terrell died on December 7, 2010. Upon his death, title vested in his wife, Aimee A. Terrell, in the above-mentioned real property as his sole heir at law pursuant to the laws of descent and distribution, as recorded in the Affidavit of record in Instrument 20210518-0066689, Register's Office for Davidson County, Tennessee.

This is improved property known as 900 19th Avenue South, Unit 701, Nashville, TN 37212.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. Taxes for 2022 and subsequent years, a lien not yet due and payable. Map & Parcel 092 16 0B 070.00.
2. Subject to all matters and all existing easements and restrictions as shown of record including those listed in Book 7051, Page 529 and Book 7119, Page 884, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 3rd day of ~~April~~ May 2022.

Grantor:

Aimee A. Terrell

Aimee A. Terrell

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ MAURY

Before me, the undersigned of the state and county mentioned, personally appeared **Aimee A. Terrell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Nashville, TN, this 3 day of ~~April~~ MAY 2022.

Notary Public

My Commission Expires: 5/21/25

JACK THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY