This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $702,500.00.

Affiant

Subscribed and sworn before me this the 6th day of May, 2022.

Notary Public
My commission expires: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 852635 DEEDWARR
05/09/2022 11:57:01 AM 2 pgs
Fees: $13.00 Taxes: $2,599.25
20220509-0052911

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Laszlo Moldovan 118 S Prize Oaks Dr Cedar Park TX 78613	New Owner	072-14-3Z 001.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MELANIE W. GUINN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to LASZLO MOLDOVAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit C, 1146C-1146D Cahal Avenue Townhomes, as established by Declaration Establishing a Horizontal Property Regime for 1146C-1146D Cahal Avenue Townhomes, of record in Instrument No. 20210527-0072012, as corrected by Scrivener's Affidavit of record in Instrument No. 20210817-0110957, Register's Office, Davidson County, Tennessee, and being shown on plan attached as Exhibit B to said Declaration, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Melanie W. Guinn, by deed dated 02/15/2022, from Melanie W. Guinn, of record in Instrument No. 20220215-0017481, Register's Office for said County.

Also being a portion of the same property conveyed to Melanie W. Guinn by deed dated 04/06/2021, from KP2, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20210408-0046950, Register's Office for said County.

This property is investment property for the Grantor, Melanie W. Guinn.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1146C Cahal Ave, Nashville, TN 37206.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 6th day of May, 2022.

Melanie W. Guinn

Melanie W. Guinn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Melanie W. Guinn, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6 day of May, 2022.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022