WARRANTY DEED

Karen Johnson Davidson County
Batch# 853421 DEEDWARR
05/11/2022 09:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20220511-0053736

O-VRES-22-1808-302

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 4/23/2025 (AFFIX SEAL)

Crystal Johnson State of Tennessee Notary Public Sumner County

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael Clayton Willis	loandepot.com llc	
(NAME)	(NAME)	
1808 State St #302	4800 N. Scottsdale Rd. Ste. 3800	**092-12-0A-302.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Scottsdale, AZ 85251	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAN R. CALDWELL F/K/A JAN R. YOUNG, A MARRIED WOMAN** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL CLAYTON WILLIS, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain Condominium Unit in Davidson County, Tennessee, described as follows: Unit No. 302 in a Horizontal Property Regime of State House Manor of record in Book 7333, Page 36, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Jan R. Young and husband, Benjamin T. Young by Warranty deed from Carson C. Driver, Jr. of record in Book 7652, page 786 Register's Office for Davidson County , Tennessee, dated September 12, 1988 and recorded on September 14, 1988. Benjamin T. Young having since died on May 17, 2000, leaving Jan R. Young as surviving tenant by the entirety. Jan R. Young having since re-married and is now known as Jan R. Caldwell.

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR HEREIN.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years, a lien but not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7333, Page 36 amended in Book 7374, Page 800, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- By-Laws of State House Condominiums of record in Book 7333, Page 57 amended in Book 10544, Page 994, in the Register's Office for Davidson County, Tennessee.
- Charter of State House Condominiums of record in Book 7343, Page 409, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1808 State St #302, Nashville, Tennessee 37203**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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/our hand(s) this the 2 DAY OF MAY, 2022.

Jan R. Caldwell by her Attorney in Fact

Jan R. Caldwell, by her attorney in fact, Margaret Means

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARGARET MEANS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JAN R. CALDWELL, and who acknowledged he/she/they executed the same as the free act and deed of the said JAN R. CALDWELL. SPECIFIC POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREIN IN INSTRUMENT NUMBER 202205110053735.

Witness my hand and official seal, this the 2nd of May, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

Logan C.E. Bell
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/11/2023
CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 5/2/22 (date of document).

Affiant Signature

5/3/22
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 3 day of May, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

