Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: T-VRES-22112

Name and Address of New Owner:
Mechel K. Frost
112 Windsor Terrace Drive
Nashville, TN 37221

Send Tax Bills To:
new owner

This Instrument Prepared By:
Easy Close, LLC dba Scout Title
110 30th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 867541 DEEDWARR
06/06/2022 09:01:38 AM 2 pgs
Fees: $13.00 Taxes: $1,609.13
20220606-0064587

Map & Parcel No: 143-01-0A-112.00-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, **Maureen Gallagher, unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mechel K. Frost,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A condominium apartment in Davidson County, Tennessee, being Unit No. 112 of Windsor Terrace Condominiums, Phase I, as described in the Master Deed establishing the Horizontal Property Regime of Windsor Terrace Condominiums, of record in Book 7150, Page 921, Register's Office for Davidson County, Tennessee, being a horizontal property regime, together with all rights, interest and appurtenances thereto, including but not limited to the undivided interest in common elements thereof and the two parking spaces delineated as "J" on Exhibit "C" attached hereto and incorporated herein by reference, as set out in the aforesaid Master Deed of record in Book 7150, Page 921, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Maureen Gallagher, unmarried woman, by Warranty Deed from Jonathan S. Riggs and Cassie D. Roberts Riggs, husband and wife, of record in Instrument No. 20180813-0079576, Register's Office for Davidson County, Tennessee, dated August 08, 2018 and recorded on August 13, 2018. (Value of consideration shown in aforementioned deed $285,500.00.)

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

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 27th day of May, 2022.

Maureen Gallagher (SEAL)
Maureen Gallagher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Maureen Gallagher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

SARAH L'ILE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Witness my hand and seal this 27th day of May, 2022.

Notary Public
My commission expires: 5-5-2025

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 $434,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

BRIAN D MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2023

Sworn to and subscribed before me this 27th day of May, 2022.

Notary Public
My commission expires:_____

File No. ST-22-447