Karen Johnson Davidson County
Batch# 869849 DEEDWARR
06/13/2022 10:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20220613-0066766

This instrument was prepared by:
FOREMAN WATSON LAND TITLE
101 SE Parkway Court, Ste 220
Franklin, TN 37064
TNN-22-0145

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, is $340,000.00

Sworn to and subscribed before me this 31st day of May, 2022.

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Affiant

Notary Public
My Commission Expires: 1/28/26

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Michael Guy-David Sutton 3310 Elliott Avenue 138 Nashville TN 37204	~~New Owner~~ Interline mtg. Serv. 5875 N. Sam Houston Pkwy West Suite 300 Houston TX 77086	028E-E-012.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Katherine Kinderknecht, an unmarried woman,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Michael Guy-David Sutton, an unmarried man,** hereinafter called the Grantee, his heirs and/or assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 138, together with the appurtenant interest in the common elements of The Park at Melrose Condominiums, a horizontal property regime, created under Title 66, 27-101, et. seq., as amended, Tennessee Code Annotated, and as established by Master Deed for The Park at Melrose Condominiums, of record in Instrument No. 20070917-0110745, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of The Park at Melrose Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record in Instrument No. 20070917-0110745, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Johnny Tong and Jennifer Tong by Warranty deed from Rebecca Corinne Mckay, unmarried of record in Instrument No. 20110729-0058311 Register's Office for Davidson County, Tennessee, dated July 27, 2011 and recorded on July

29, 2011.

Being the same property conveyed to Katherine Kinderknecht, a single woman by Warranty deed from Johnny Tong, married and Jennifer Carter, married of record in Instrument No. 20200601-0056042 Register's Office for Davidson County, Tennessee, dated May 28, 2020 and recorded on June 01, 2020.

This is improved property known as **2310 Elliott Ave., #138, Nashville TN 37204.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that 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 otherwise herein set out. Grantor does further covenant and bind himself, her heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 31 day of May, 2022.

Katherine Kinderknecht

Katherine Kinderknecht

STATE OF Virginia
COUNTY OF Arlington

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Katherine Kinderknecht, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of May, 2022.

Notary Public
My Commission Expires: 06/30/2025

Maritza Villatoro
Commonwealth of Virginia
Notary Public
Commission No. 7953112
My Commission Expires 6/30/2025

202206130066766

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 5-31-2022 (date of document).

Affiant Signature

6.6.2022
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 6th day of June, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY