Name and Address of New Owner:
Emily Emminizer
2310 Elliott Ave., #818
Nashville, TN 37204

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

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# 870837 DEEDWARR
06/14/2022 09:59:03 AM 2 pgs
Fees: $13.00 Taxes: $1,365.30

20220614-0067373

Map & Parcel No: 105-14-0C-818-00-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, **Jonathan Eric Heath, married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Emily Emminizer** , "the Grantee," the following described real estate in Davidson County, Tennessee:

Being a certain Condominium Apartment in Davidson, County, Tennessee, being Unit No. 818 as specified on the Plat shown in the Master Deed, on the Plan of The Park at Melrose Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for The Park at Melrose Condominiums, of record under Instrument No. 20070917-0110745, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant 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 under Instrument No. 20070917-0110745, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Jonathan Eric Heath, unmarried, by Warranty Deed from Nathan S. Basseen and Kristin N. Basseen, husband and wife, of record in Instrument No. 20130612-0060028, Register's Office for Davidson County, Tennessee, dated May 30, 2013 and recorded on June 12, 2013. (Value of consideration shown in aforementioned deed $163,225.00.) This property is not now, nor has it ever been, th primary residence of the Grantors herein.

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 8th day of June, 2022.

(SEAL)
Jonathan Eric Heath

STATE OF ~~TENNESSEE~~ TX
COUNTY OF ~~DAVIDSON~~ TRAVIS

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jonathan Eric Heath, 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.

Witness my hand and seal this 8th day of June, 2022.

FRANCES R HUBBARD
Notary ID #132387861
My Commission Expires
March 4, 2024

Notary Public
My commission expires:

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 $369,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 8TH day of June, 2022.

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

Notary Public
My commission expires:

File No. ST-22-465