Karen Johnson Davidson County
Batch# 873334 DEEDWARR
06/17/2022 08:29:07 AM 3 pgs
Fees: $18.00 Taxes: $1,047.10
20220617-0069331

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $283,000.00 Affiant William Pyor Subscribed and sworn to before me This 26th day of May 2022. Notary Public My Commission Expires: 11/03/2025

TRENT NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owners as:	Tax Bill To:	Map / Parcel
Katja Hedding **205 Steelson Way,** **Murfreesboro, Tennessee 37218**	New Owner	092 16 0B 070.00

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. File 22-02-16360

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 sufficiency of all of which are hereby acknowledged, **Tom Alsup,** (hereinafter referred to as "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Katja Hedding,** (hereinafter referred to as "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

BEING Unit No. 701, Level 9, on the Plan of University Square Condominium Apartments, created under Title 66, Chapter 27, section 101, et seq., as amended, Tennessee Code Annotated, as established by aa Master Deed of record in Book 7051, Page 529, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit "A" of said Master Deed. Reference is hereby made to the Plat of

University Square Condominium Apartments of record in Book 6900, Page 124, said Register's Office.

Being the same property conveyed to Tom Alsup, by Warranty Deed from Aimee A. Terrell, dated May 5th, 2022, of record in Instrument 20220505-0051844, Register's Office for Davidson County, Tennessee.

This is improved property known as 900 19th Avenue South, Unit 701, Nashville, TN 37212.

This is the same legal description as shown on the last Deed of record.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. Taxes for 2022 and subsequent years, a lien not yet due and payable. Map & Parcel 092160b07000co
2. Master Deed of record in Book 7051, Page 529, Book 7119, Page 884 and By Laws in Book 7051, Page 559, said Register's Office.
3. Easement as of record in Instrument No. 20130906-0094167, said Register's Office.
4. Subject to all matters as disclosed on plat Book 6900, Page 124, said Register's Office.
5. Charter University Square Condominiums HOA of record in Book 7078, Page 443, said Register's Office.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee forever.

And Grantor does covenant with the said Grantee that the 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 set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 20th day of May 2022.

GRANTOR:

By: Tom Alsup by Hunter Alsup his attorney-in-fact
Tom Alsup, by Hunter Alsup, his Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned of the state and county mentioned, personally appeared, **Hunter Alsup, Attorney in Fact for Tom Alsup,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Attorney in Fact for Tom Alsup**, and as such **Attorney in Fact** acknowledged the he is authorized to execute the foregoing instrument on behalf **Tom Alsup** the within named bargainor, and that he as such **Attorney in Fact,** executed the foregoing instrument for the purpose therein contained, by signing the name **Tom Alsup as Attorney in Fact.**

Witness my hand and official seal at Nashville, Tennessee, this 20th **day of May 2022.**

Sarah E. Jones
Notary Public

My Commission Expires: 11/03/25

SARAH E. JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY