Prepared by:
Ready Signing & Closing Services, LLC
3355 Poplar Avenue
110
Memphis, TN 38111

After Recording Return To:
Ready Signing & Closing Services, LLC
3355 Poplar Avenue
110
Memphis, TN 38111

Karen Johnson Davidson County
Batch# 885514 DEEDWARR
07/07/2022 02:48:30 PM 4 pgs
Fees: $23.00 Taxes: $1,095.20
20220707-0078595

File Number: 2022-2509
Parcel ID: 181-05-0A-305.00-C0

Warranty Deed

THIS INDENTURE made and entered into this 7th day of July, 2022 by and between Precious Creavalle, unmarried parties of the first part, and Cody Wiggins, A Single Person party of the second part. Sole Ownership

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of TN, to wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 305 as specified on the Plat shown in the Declaration of Covenants, Conditions and Restrictions, on the Plan of Mill Ridge Condominiums, a Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Mill Ridge Condominiums, a Condominium Development, of record in Instrument No. 20180222-0017118, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declarations of Covenants, Conditions and Restrictions. Reference is hereby made to the Plan of Mill Ridge Condominiums, for placement of Units, as shown on Exhibit "D" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180222-0017118, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Precious Dana Creavalle, a single woman by Special Warranty deed from Craighead Partners LLC, a Tennessee limited liability company of record in Instrument No. 20191113-0116845 Register's Office for Davidson County, Tennessee, dated November 12, 2019 and recorded on November 13, 2019. (Value of consideration shown in aforementioned deed $172,900.00.)

property taxes, Being liens not yet due and payable, subject to Subdivision Restrictions, Building Line, and Easements of record at Plat Book Page and easements all being of record in Davidson County Recording Office and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written

Precious Creavalle

STATE OF TENNESSEE
COUNTY OF ~~SHELBY~~ Williamson

On this 7th day of July, 2022, before me personally appeared Precious Creavalle, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of July, 2022.

Yulanda Pillow
Notary Signature
My commission expires: May 23, 2023

YULANDA PILLOW
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 23, 2023
COUNTY OF RUTHERFORD

Property Owner Name and Address:
Cody Wiggins
934 Governors Court
305
Nashville, TN 37013

Mail Tax Bills To:
Cody Wiggins

Property Address: 934 Governors Court, 305, Nashville, TN 37013 Parcel: 181-05-0A-305.00-C0

State of Tennessee
County of

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater, is which $296,000.00 amount is equal to or greater than the amount which the property would command at a fair voluntary sale.

Desiree Sailema
Affiant

SUBSCRIBED AND SWORN TO before me this 7th day of July, 2022

Notary

EMILY CROWDER
TENNESSEE NOTARY PUBLIC

My Commission Expires: 8/20/24

Tennessee Certification of Electronic Document

I, Emily Crowder, 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 **7/7/2022** (date of document).

Emily Crowder
Affiant Signature

7/7/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **7** day of **July**, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 03/26/2025

NOTARY'S SEAL

