PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Karen Johnson Davidson County
Batch# 886503 DEEDWARR
07/08/2022 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,868.50
20220708-0079021

Ivey Title, LLC Ref: (DM) Title No.: 62710
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Joyce Wood Claassen Mark A. Claassen 105 Jefferson Square Nashville, TN 37215	First Community Mortgage, Inc. 262 Robert Rose Drive; Ste 200 Murfreesboro, TN 37129

TAX MAP PARCEL NUMBERS: 131050A10500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$505,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Muditha Kalum Hewa Vithana and Thushara Krishanthi De Silva, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joyce Wood Claassen and Mark A. Claassen, wife and husband,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit 105 a/k/a B-105 of Jefferson Square, Section One, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4675, page 12, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Muditha Kalum Hewa Vithana and Thushara Krishanthi De Silva, husband and wife, by Warranty Deed from Susan McFerrin, unmarried, dated November 2, 2016 and recorded on November 4, 2016, of record in Inst. No. 20161104-0117188, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4675, page 12, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description; The provisions of the condominium Master Deed of record in Book 4731, page 332, Book 47, page 31341, Book 5676, page 31, Book 5700, page 719, Book 5826, page 693, Book 8036, page 54, Book 8057, page 17, Book 98231, page 418, Book 8550, page 3, Book 8/550, page 973, Book 9276, page 249, Book 10355, page 306, Instrument No. 20051027-0130020, and Instrument No. 20100503-0033416, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters; Easement to Comcast of Nashville of record in Instrument No. 20130517-0050158, said Register's Office.

This is improved property, known as 105 Jefferson Square, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 7th day of July, 2022

Muditha Kalum Hewa Vithana

Thushara Krishanthi De Silva

State of Tennessee

County of Davidson

On this 7th day of July, 2022, before me the undersigned authority, personally appeared Muditha Kalum Hewa Vithana and Thushara Krishanthi De Silva, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $505,000.00.

Affiant

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

Notary

My Commission Expires: 5.14.25

CATHERINE FRANCO STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Rebecca G. Burkhart, do hereby make oath that I am a licensed attorney and/or 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 July 8, 2022.

Affiant
Date: July 8, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 8th day of July 2022.

Notary Public

My Commission Expires: 1/31/24

RACHEL MINTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON