WARRANTY DEED

Karen Johnson Davidson County
Batch# 887078 DEEDWARR
07/11/2022 11:36:23 AM 2 pgs
Fees: $13.00 Taxes: $702.63

20220711-0079430

(this space for recording info)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $189,900.00.

APPLICANT

Subscribed and sworn to before me this the 8th day of July, 2022.

NOTARY PUBLIC

My commission expires: 3.3.25

ALLIE EFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
1st Quality Title, LLC
987 Vesta Road
Lebanon, TN 37090

File # 22-1072 KING

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Caleb King	New Owner	
(NAME)	(NAME)	105-16-0B-103.00-CO
2197 Nolensville Pike #103		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Marcus A. Hamilton, Jr., an unmarried man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew Caleb King, single man**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 103, Building No. B1 as specified on the Plat shown in the Declaration of Covenants, Conditions and Restrictions, on the Plan of Park at Melrose Heights, 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 Park at Melrose Heights, a Condominium Development, of record under Instrument No. 20140903-0080570, as amended of record in Instrument No. 20150211-0012545, Instrument No. 20150223-0015231 and instrument No. 20160524-0051837, 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 Declaration of Covenants, Conditions and Restrictions. Reference is hereby made to the plan of Park at Melrose Heights, a Condominium Development, for placement of Units, as shown on Exhibit "D" to the Declarations of record under Instrument No. 20140903-0080570, as amended of record in Instrument No. 20150211-D012545, Instrument No. 20150223-0015231 and Instrument No. 20160524-0051837, said Register's office, for a more complete identification and description of such Unit.

Being the same property conveyed to Marcus A. Hamilton Jr., an unmarried man, as his sole and separate property by Warranty deed from Duston John Ward, a single man of record in Instrument No. 20171205-0123889 Register's Office for Davidson County, Tennessee, dated November 29, 2017 and recorded on December 05, 2017..

DESIGNATED as Tax ID: 105-16-0B-103.00-CO

This is
unimproved ☐
improved ☒ property known as 2197 Nolensville Pike #103, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it

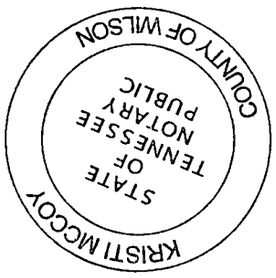
and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 8th day of July, 2022.

Marcus A. Hamilton, Jr.

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, notary of the aforesaid county, **Marcus A. Hamilton, Jr., an unmarried man**, 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 such person(s) executed the within instrument for the purposes therein contained. Witness my hand and official seal, this the 8th day of July, 2022.



Notary Public

My Commission Expires:
3/25/2023