Name and Address of New Owner:
Coleton Goodin
2310 Elliott Avenue, 707
Nashville, TN 37204

Send Tax Bills To:
New owner

Karen Johnson Davidson County
Batch# 889571 DEEDWARR
07/15/2022 01:41:30 PM 4 pgs
Fees: $23.00 Taxes: $1,535.50
20220715-0081565

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 105 14 C 707.00 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, **James Walton, a single person**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Coleton Cruze Goodin, a single man, as sole owner** , "the Grantee," the following described real estate in Davidson County, Tennessee:

BEING A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 707 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 JAMES WALTON, A SINGLE PERSON, BY WARRANTY DEED FROM JUSTIN MCINTOSH, A SINGLE PERSON, RECORDED ON JUNE 21, 2013, OF RECORD IN INSTRUMENT NO. 20130621-0063914, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 2310 ELLIOT AVE., #707, NASHVILLE, TN 37204.

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 15 day of July, 2022.

_____(SEAL)
James Walton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15 day of July, 2022, before me personally appeared James Walton, 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 15 day of July, 2022.

_____
Notary Signature
My commission expires:

BRITTANY TRENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

AFFIDAVIT OF VALUE

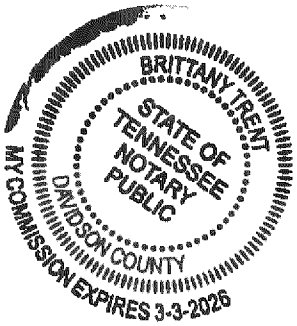
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $415,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sherri Terry
(Affiant)

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

Notary Public
My commission expires:
File No. 2022-4930-BT



Tennessee Certification of Electronic Document

I, Sharon Fernandez, 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 7/15/22 (date of document).

Affiant Signature

7/15/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 15 day of July, 2022.

Sharon Fernandez
Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL:

