This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-18216-TC

Karen Johnson Davidson County
Batch# 895911 DEEDWARR
07/29/2022 10:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,489.25
20220729-0086525

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $402,500.00.

Affiant

Subscribed and sworn to before me, this the 28th day of July, 2022.

Notary Public
My Commission Expires: 3/3/25

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Tiana Musarra 7405 Seacoast Drive Parkland, FL 33067	Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707	105 14 0I 005.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Rachael Alicia Stirling, an unmarried woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Tiana Musarra, an unmarried woman**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 5, Studio 1 Lofts Condominium, as established under Declaration of Studio 1 Lofts Condominium, as shown as Exhibit "B", of record in Instrument No. 20140715-0062248, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Rachael Alicia Stirling, by Warranty Deed from Ricky Ulrich Alexander, Married, of record in Instrument No. 20201124-0137838, in the Register's Office of Davidson County, Tennessee, dated November 17, 2020 and recorded on November 24, 2020.

Being the same property conveyed to Ricky Ulrich Alexander, Married, by Warranty Deed from Studio 1 Nashville Apartments, LLC, of record in Instrument No. 20141107-0103038, in the Register's Office of Davidson County, Tennessee, dated October 30, 2014 and recorded on November 07, 2014.

This is improved property located at: **801 Hillview Heights, #108, Nashville, TN 37204**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of July, 2022.

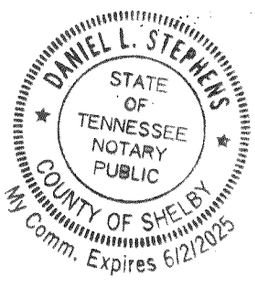
GRANTOR:

Rachael Alicia Stirling

STATE OF TENNESSEE
COUNTY OF Shelby

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Rachael Alicia Stirling, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of July, 2022.



Notary Public
My Commission expires: 6/2/25

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 July 29, 2022.

Tori Cole

Affiant Signature

Date: 7/29/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this July 29, 2022.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

