This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-18109-MC

Karen Johnson Davidson County
Batch# 897473 DEEDWARR
08/02/2022 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $860.25
20220802-0088040

STATE OF TENNESSEE
COUNTY OF Davidson

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $232,500.00.

Affiant

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

Notary Public
My Commission Expires: 01-06-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jessica Soccorsi 122 Cedarwood Lane Madison, TN 37115	Same Owner	043-02-0A-122.00

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(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **The Michaels LLC, a Tennessee limited liability company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jessica Soccorsi, an unmarried woman**, hereinafter called the Grantee(s), his/her/their 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 Lot No. F-122 on the Plan of the of Cedarwood Courtyard Homes, Phase One, a Planned Unit Development, as of record in Plat Book 5200, Page 61, Register's Office for Davidson County, Tennessee, clarified by Clarification of Plat of record in Book 5497, Page 800, said Register's Office, together with the appurtenant interest in the common areas and limited common areas of Cedarwood Courtyard Homes more fully set forth in Master Deed for Cedarwood Condominiums of record in Book 5707, Page 121, said Register's Office and all amendments thereto.

Being the same property conveyed to Patrick Lee Owens, unmarried by Warranty deed from Cedarwood Courtyard Homes Homeowners Association, Inc. of record in Instrument No. 20161229-0136836 Register's Office for Davidson County, Tennessee, dated December 28, 2016 and recorded on December 29, 2016.

Being the same property conveyed to The Michaels LLC by Substitute Trustee's Deed dated May 6, 2022 and filed for record on June 27, 2022 as Instrument no. 20220627-0073592, Register of Deeds Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **122 Cedarwood Lane, Madison, TN 37115**

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:

The Michaels LLC, a Tennessee Limited Liability Company

By: _____
Hisham Michael, Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Hisham Michael, Member** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the **Member of The Michaels LLC**, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

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

Rachel Marie Collins
Notary Public
My Commission expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Certificate of Authenticity

I, Jill Neely, 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 07/28/2022.

Date

Jill M Neely

Affiant Signature

08/02/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of August, 2022.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23

Date

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)