WARRANTY DEED

Karen Johnson Davidson County
Batch# 919160 DEEDWARR
09/20/2022 03:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20220920-0104690

File No.: TCW-22-116.306

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of September, 2022.

Notary Public

MY COMMISSION EXPIRES: 9-8-2025 (AFFIX SEAL)

CHRISTY BURKHALTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas V. White and Sandra M. White	NEW OWNER	104 02 0S 022.00 CO
(NAME)	(NAME)	
36 Old Club Court Nashville, TN 37215	SAME	
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **MICHAEL CIALDELLA, A MARRIED MAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **THOMAS V. WHITE AND SANDRA M. WHITE, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns, that 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. 306, together with Parking Space No. 6, of the Hedrick Place 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 Hedrick Place Condominiums, as recorded in the Register's Office for Davidson County, Tennessee, in Instrument Number 20000203-0011406, Including without limitation on the By-Laws appended thereto, as Exhibit "C" 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 Hedrick Place Condominiums, as shown on Exhibit Map to the Master Deed as recorded in said Register's Office, in Instrument Number 20000203-0011406, for a more complete identification and description of such Unit and Parking Space.

Being the same property conveyed to Michael Cialdella, a single man, from John P. Ripley, unmarried, by Warranty Deed dated September 28, 2018, recorded October 5, 2018, in Instrument No. 20181005-0099042, in the Register's Office of Davidson County, Tennessee.

Thi Thuy Dung Nguyen joins in the execution of this document for the purpose of conveying any/all interest she may have in subject property by virtue of her marriage to Michael Cialdella.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 116 31st Avenue North, Unit 306, Nashville, TN 37203
(House Number) (Street) (City or Town) (State) (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 GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 20th day of September, 2022

Michael Cialdella

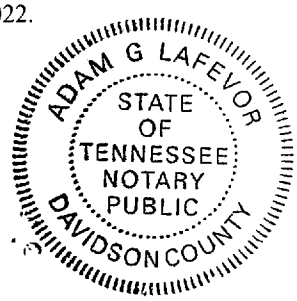
Thi Thuy Dung Nguyen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of September, 2022, before me personally appeared Michael Cialdella and Thi Thuy Dung Nguyen, 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 20th day of September, 2022.

Notary Signature
My commission expires: 3/6/24



RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

Certificate of Authenticity

I, Mackenzie Hudson, 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 September 20, 2022.

Affiant Signature

9-20-2022
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 20 day of September, 2022.

Notary's Signature

My Commission Expires: 9-8-2025

Notary's Seal



File No. TCW-22-116.306