Karen Johnson Davidson County
Batch# 925047 DEEDWARR
10/04/2022 11:40:42 AM 2 pgs
Fees: $13.00 Taxes: $2,072.00
20221004-0109425

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-19016-LV

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $560,000.00.

PCP

Affiant

Subscribed and sworn to before me, this the 29th day of September, 2022.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Paul C. Pearson 1350 Rosa L. Parks Blvd, Unit 464	NEW OWNER	081 12 0T 464.00CO

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, **Megan Carrigan f/k/a Megan Harris, married**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Paul C. Pearson, unmarried**, hereinafter called the Grantee(s), his 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 464 , WERTHAN LOFTS IV AND V CONDOMINIUMS, as established under Master Deed of record in Instrument No. 20070117-0006776, corrected by Scrivener' s Affidavit recorded at Instrument No. 20090421-0036270, amended at Instrument No. 20071220-0146056, corrected by Scrivener' s Affidavit recorded at Instrument No. 20080118-0006036, amended at Instrument Nos. 20080211-0013846, 20110609-0044280, corrected by Scrivener' s Affidavit recorded at Instrument No. 20150205-0011062, further amended in Instrument Nos. 20110713-0053571, 20120723-0064381, 20131230-0130918, 20140725-0066210, and 20150225-0016078, in the Registers Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Megan Harris, a single person by Warranty Deed from Werthan V. Lofts, LLC of record as Instrument No. 20140904-0080850 in the Register's Office for Davidson County, Tennessee, dated August 29, 2014 and recorded on September 4, 2014.

Kevin Carrigan joins this conveyance for the express purpose of relinquishing all his right, title and interest to said property, marital or otherwise.

This is improved property located at: **1350 Rosa L Parks Boulevard, 464, Nashville, TN 37208.**

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.

WARRANTY DEED

File No.: 8-19016-LV Page 1 of 2

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 19 day of September, 2022.

GRANTOR:

Megan Carrigan

Kevin Carrigan

STATE OF ~~TENNESSEE~~ CF Virginia

COUNTY OF Richmond

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Megan Carrigan and Kevin Carrigan, 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 they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 19 day of September, 2022.

CHELSEA G FOSTER
NOTARY PUBLIC
REG. #7705289
MY COMMISSION EXPIRES
09/30/2024
COMMONWEALTH OF VIRGINIA

Notary Public
My Commission expires: 09/30/2024