Karen Johnson Davidson County
Batch# 930229 DEEDWARR
10/17/2022 10:14:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20221017-0113236

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

File #22-DM-1013-V

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF October, 2022.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Melissa Rhodes	SAME	
(NAME)	(NAME)	083130B10300CO
1508 Ordway Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **DEBBIE M. SORENSEN, A MARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MELISSA RHODES, A MARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

BEING UNIT NUMBER 103, WITH A STREET ADDRESS OF 1013 FATHERLAND STREET, NASHVILLE, TN 37206, AS SHOWN ON THE REVISED CONDOMINIUM PLAT WHICH IS ATTACHED TO THE SECOND AMENDMENT TO THE MASTER DEED OF 37206 BUILDING OF RECORD AS INSTRUMENT NO. 200610230131425, AS RE-RECORDED IN INSTRUMENT NO. 200611010135575, AS RE-RE-RECORDED IN INSTRUMENT NO. 200611130140782, AS AFFECTED BY THIRD AMENDMENT TO THE MASTER DEED OF RECORD IN INSTRUMENT NO. 200701120005378, AS AMENDED BY INSTRUMENT NO. 201401170004964, AND SUBJECT TO ALL TERMS AND CONDITIONS OF THE MASTER DEED OF RECORD IN INSTRUMENT NO. 200510060120763, AS AMENDED BY INSTRUMENT NO. 200510270129747, ALL OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS MADE FOR A MORE ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DEBBIE M. SORENSEN BY WARRANTY DEED FROM MARTIN CORNER, G.P. OF RECORD IN INSTRUMENT NO. 200612040149257, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to:
*Terms and provisions of Master Deed of 37206 Building, by Martin Corner, G.P., of record in Instrument No. 200510060120763; as amended by Instrument No. 200510270129747; as amended by Instrument No. 200610230131425, re-recorded by Instrument No. 200611010135575 and Instrument No. 200611130140782; as amended by Instrument No. 200701120005378; and further amended by Instrument No. 201401170004964, in the Register's Office of DAVIDSON County, Tennessee.
*Terms and provisions of Stormwater Detention Agreement, by and between Martin Corner, G.P. and Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 200511140136915, in the Register's Office of DAVIDSON County, Tennessee.
*Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1013 Fatherland Street, Nashville, TN 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), 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 the __11__ day of October, 2022.

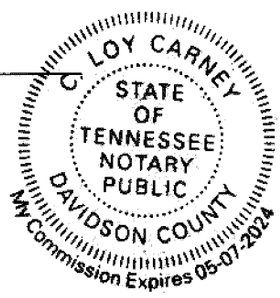
Debbie M. Sorensen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this __11__ day of October, 2022, before me personally appeared Debbie M. Sorensen, 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 __11__ day of October, 2022.

Notary Signature
My commission expires:



RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 October 17, 2022 (date of document).

Affiant Signature

October 17, 2022

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 17th day of October, 2022.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023