Karen Johnson Davidson County
Batch# 937953 DEEDWARR
11/04/2022 10:18:07 AM 2 pgs
Fees: $13.00 Taxes: $1,690.90

20221104-0119073

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$457,000.00.**

Affiant

Subscribed and sworn to before me, this the 2nd day of November, 2022.

Notary Public

My commission expires:
(AFFIX SEAL)

ASHLEY SCHAD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

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

THIS INSTRUMENT WAS PREPARED BY:
LIONSGATE TITLE & ESCROW, LLC
1707 Fairview Boulevard, Suite 101 E
Fairview, TN 37062

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number:
BRIANNA L. SCANLON	Newowner	105-14-0C-114.00 CO
2310 Elliott Avenue, Unit 114		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

LAURA E. LANDINE, NOW KNOWN AS LAURA ELISE WILSON, A MARRIED WOMAN

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BRIANNA L. SCANLON, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 114 as specified on the Plat shown in the Master Deed, on the Plan of The Park at Melrose Condominiums, a Horizontal Property Regime, created under Title 66, Section 27101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for The Park at Melrose Condominiums, of record under Instrument No. 20070917-0110745, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, 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 The Park at Melrose Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 200709170110745, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to LAURA E. LANDINE, by deed from ALLISON BEESON COSTELLO AND REGAN COSTELLO, WIFE AND HUSBAND, of record in Instrument No. 20100518-0038398, dated May 13, 2010, said Register's Office.

LAURA E. LANDINE HAVING SINCE MARRIED, IS NOW KNOWN AS LAURA ELISE WILSON.

THE SPOUSE OF LAURA ELISE WILSON HAS NEVER RESIDED IN THE PROPERTY BEING HEREIN CONVEYED AS HIS PRIMARY RESIDENCE.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 2310 Elliott Avenue, Unit 114, Nashville, TN 37204.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 2nd day of November, 2022.

Laura Elise Wilson
LAURA ELISE WILSON

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, LAURA ELISE WILSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of November, 2022.

E Prophet
NOTARY PUBLIC
My Commission Expires: 5-9-2023

