Karen Johnson Davidson County
Batch# 950857 DEEDWARR
12/13/2022 11:08:30 AM 3 pgs
Fees: $18.00 Taxes: $518.00
20221213-0129235

ANGELA GRACE VANCE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $140,000.00

Affiant

Subscribed and sworn to before me, this 7 day of December, 2022.

Notary Public
My commission expires:
11-17-24

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Soloman Desta	**New Owner**	**147020B11400CO**
3796 Alabama St #A324,		
San Diego, CA 92104		

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

Grace Lee, unmarried

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

Soloman Desta, unmarried man

HEREINAFTER CALLED THE GRANTEES, 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 Unit No. F One Hundred Twelve (F-112), on the Plan of Caldwell Court Condominiums created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6188, Page 744, as amended in Instrument No. 20070509-0055551 and in Instrument No. 20071011-0120947, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed; to which Plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Grace Lee, by Warranty Deed from Michael S McCoy, married, dated December 30, 2021, of record in Instrument No. 20220110-0002403,

Further being the same property conveyed to Michael S. McCoy, by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, dated May 28, 2021, of record in Instrument No. 20210609-0077598, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Music City Holdings, LLC, a Texas limited liability company, by Warranty Deed from Rebecca E. Newman, dated May 28, 2021, of record in Instrument No. 20210602-0073761, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Rebecca E. Newman, by Quitclaim Deed from Ernest M. Newman, dated August 28, 2003, of record in Instrument No. 20030910-0131895, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 550 Harding Pl #F112, Nashville, TN 37211.

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 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 GRANTEES, 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.

Grace Lee _____ Date: 12/7/22

STATE OF TN

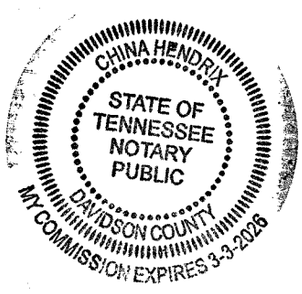
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Grace Lee, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7 day of December, 2022.

China H
NOTARY PUBLIC

My Commission Expires: 3/3/26



Certificate of Authenticity

I, Jennifer Russell, 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 12/7/2022.
Date

Jennifer L Russell
Affiant Signature

12/7/2022
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 7 day of December, 20 22

China A
Notary's Signature
My Commission Expires: 3/3/26

Notary's Seal (if on paper)

CHINA HENDRIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026