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THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37445-11-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, wl transfer is: $596,500.00. Affiant Subscribed and sworn to before me this 26 day of December, 2022. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 954486 DEEDWARR
12/22/2022 12:47:21 PM 3 pgs
Fees: $18.00 Taxes: $2,207.05
20221222-0132179

DESIREE D. MAXWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Matthew C. Nadaud 904 Beckworth Ct Knoxville, TN 37919	FirstBank 722 Columbia Ave Franklin, TN 37064	Map and Parcel No.: 104-13-0A-069.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Cecilia Pilar Chung Nakandakari, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew C. Nadaud, married man** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 401 Bowling Ave #77, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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 the _____ day of December, 2022.

Cecilia Pilar Chung Nakandakari

STATE OF Florida
COUNTY OF Miami-D

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Cecilia Pilar Chung Nakandakari, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of December, 2022.

Notary Public

My Commission Expires: July 16, 2026

MARIA DELCARMEN NELSON
Notary Public - State of Florida
Commission # HH 243001
My Comm. Expires Jul 16, 2026
Bonded through National Notary Assn.

EXHIBIT "A"

Land in Davidson County, Tennessee, being Building Site No. 69, on the Plan of Richmeade Place, Section Four, of record in Book 5210, page 16, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Cecilia Pilar Chung Nakandakari, unmarried, by deed dated May 21, 2019 from Rosalie A. Crispin, unmarried, of record in Instrument No. 20190523-0048980, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. City/County taxes for the year 2023 and subsequent years, a lien, but not yet due and payable
2. Covenants, Conditions, Bylaws and Restrictions as set forth in Instrument recorded in Book 4941, Page 637, amended in Book 5036, Page 338, supplemented in Book 5019, Page 946, in Book 5039, Page 256, Book 5094, Page 473, Book 5238, Page 385, Book 5408, Page 210 and Book 5733, Page 628, Register's Office for Davidson County, Tennessee.
3. Amended By-Laws of Richmeade Place Homeowners Association, Inc., of record in Book 5213, page 945, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 5210, page 16, Register's Office for Davidson County, Tennessee.
5. Grant of Easement to Comcast of Nashville I, LLC, recorded at Instrument No. 20140328-0025605, Register's Office for Davidson County, Tennessee.