This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-20136-MF

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $235,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of February, 2023.

Notary Public
My Commission Expires: 7-16-2024

LISSA GROOM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Karen Johnson Davidson County
Batch# 972403 DEEDWARR
02/21/2023 09:43:30 AM 3 pgs
Fees: $18.00 Taxes: $869.50
20230221-0012047

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Brittany M. Van Sandt 414 Rosedale Avenue, #208 Nashville, TN 37211	LOANDEPOT.COM, LLC 6531 Irvine Center Drive, Suite 100 Irvine, CA 92618	105 16 0C 055.00

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, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Rachael M. Anderson, single woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Brittany M. Van Sandt, an unmarried woman**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 414208, Building No. C-2 of Park at Melrose Heights, A Condominium Development, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Park at Melrose Heights, A Condominium Development, a Horizontal Property Regime, of record in Instrument No. 20140903-0080570, amended in Instrument No. 20150211-0012545, Second Amendment of record in Instrument No. 20150223-0015231, and Third Amendment of record in Instrument No. 20160524-0051837 and Assignment of Declarant's Rights as of record in Instrument No. 20151019-0106253, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "D", Parts C1 and C2 on the Third Amendment to the Declarations, of record in Instrument No. 20160524-0051837; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Rachael M. Anderson, single woman, by Warranty Deed from Amy Marie Brown, an unmarried woman, of record in Instrument No. 20210226-0024477, in the Register's Office of Davidson County, Tennessee, dated February 22, 2021 and recorded on February 26, 2021.

This is improved property located at: **414 Rosedale Avenue, #208, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2023 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.

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 15th day of February, 2023.

GRANTOR:

Rachael M. Anderson

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF Denton

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Rachael M. Anderson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of February, 2023.

Notary Public
My Commission expires: 10/21/26

ROGER SAMPSON
Notary Public, State of Texas
Comm. Expires 10-21-2026
Notary ID 12948592-0

~~$3.00~~ E-RECORDING PAGE FEE

$2.50

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 2-15-23.

Tracey Trumphour

Affiant

Date: 2-15-23

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 15 day of February, 2023

Liz Davis

Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY