Karen Johnson Davidson County
Batch# 1006366 DEEDWARR
05/23/2023 10:03:30 AM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20230523-0038673

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-20945-MF

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $624,999.00.

Affiant

Subscribed and sworn to before me, this the 19th day of May, 2023.

Notary Public
My Commission Expires: _____

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

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Tanner Tapp 542 Vernon Circle Nashville, TN 37209	GROVES CAPITAL INC 4025 STONEBRIDGE LN RANCHO SANTA FE CA 92691	091 05 1C 051.00

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, **Christina Mithsada, an single woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Tanner Tapp, a single man**, hereinafter called the Grantee, his 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. 51, on the Horizontal Property Regime for 2 Aves, as recorded in the Declaration of Covenants, Condition and Restrictions of record in Instrument No. 20180926-0095647 as amended in Instrument No. 20190426-0038655; Instrument No. 20190709-0066829; Instrument No. 20200309-0026202 as corrected in Instrument No. 20200604-0057612 and Instrument No. 20200608-0058500; further amended in Instrument No. 20210319-0036483 Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Christina Mithsada, single woman, by Warranty Deed from RSD Vernon and James, LLC, a Tennessee limited liability company, of record in Instrument No. 20190927-0098462, in the Register's Office of Davidson County, Tennessee, dated September 26, 2019 and recorded on September 27, 2019.

This is improved property located at: **542 Vernon Circle, Nashville, TN 37209**

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 17th day of May, 2023.

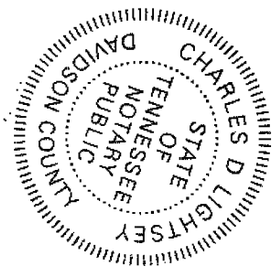
GRANTOR:

Christina Mithsada

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christina Mithsada, 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 17th day of May, 2023.



Notary Public
My Commission expires: 3/3/26

Tennessee Certification of Electronic Document

I, Steven T. Mollis 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 May 23, 2023 (date of document).

Affiant Signature

May 23, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 23rd day of May, 2023.

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

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023