Karen Johnson Davidson County
Batch# 1021240 DEEDWARR
06/30/2023 10:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20230630-0050071

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28th DAY of June, 2023.

(Affix Seal) Notary Public

My Commission Expires: _____

CHRISTINE HUTCHINSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 4-23-2025

2023-06-992

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Ryan Nicole Henry 3306 Long Boulevard A1 Nashville, TN 37203	Rocket Mortgage, LLC 1050 Woodward Avenue Detroit, MI 48226	Map/Parcel 104-06-0F-001.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Matthew K. Meulemans**, unmarried, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Ryan Nicole Henry, a single woman,** hereinafter called the GRANTEE, his/her/their/its heirs/successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

A Certain Condominium Apartment in Davidson County, Tennessee, being Unit No. A-1 on the plan of Longview Apartments, of record in Book 6200, Page 95, as amended in Book 6200, Page 101, and as established by Master Deed of Record in Book 6290, Page 125, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Matthew K. Meulemans, unmarried by Warranty deed from Gregory A. Tidwell and Lois Smith-Tidwell, husband and wife of record in Instrument No. 20160311-0023556 Register's Office for Davidson County, Tennessee, dated March 9, 2016 and recorded on March 11, 2016

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2023, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 3306 Long Boulevard, A1, Nashville, TN 37203 .

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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Effective the 21st day of June, 2023:

Matthew K. Meulemans

Republic of Serbia)
City of Belgrade)
STATE OF Embassy of the United)
COUNTY OF ~~States of America~~) SS:

On this 21st day of June, 2023, before me personally appeared Matthew K. Meulemans, to me known to be the person (~~or persons~~) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand at office, this 21st day of June, 2023.

Notary Signature

My commission expires: N/A

Nenad Vincic
Notarizing Officer
United States of America

Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 06/21/23 (date of document).

Affiant Signature

06/30/23

Date

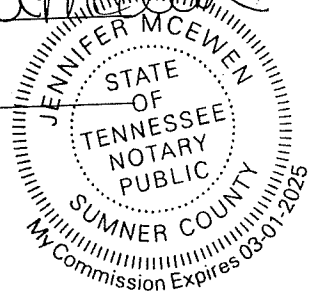
State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 30th day of June, 2023

Notary Public

My Commission Expires:



NOTARY'S SEAL