Name and Address of New Owner:
Baylee Greenberg
420 Elysian Fields Road, E6
Nashville, TN 37211

Send Tax Bills To:
Baylee Greenberg
15 Woods Edge Road
Old Tappan, NJ 07675

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 133-14-0A-064-00

Karen Johnson Davidson County
Batch# 1087280 DEEDWARR
01/02/2024 10:28:30 AM 3 pgs
Fees: $18.00 Taxes: $538.37
20240102-0000153

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Charles Melton, Trustee of The Josephine G. Melton Trust dated December 15, 2014**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Baylee Greenberg, unmarried,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. E-6 of The Village of Grassmere formerly Oakcrest Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 413 and established by the Master Deed of record in Book 5884, page 960 amended and restated in Book 9559, page 939, Instrument No. 20041102-0131823, Instrument No. 20060630-0078687 and Instrument No. 20070301-0025595, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Charles S. Melton, Trustee of the Josephine G Melton Trust dated December 15, 2014 by Quitclaim Deed dated February 14, 2018 from Charles Steven Melton, married, recorded February 15, 2018 in Instrument No. 20180215-0015009 in the Register's Office.

Being the same property conveyed to Charles Steven Melton by Warranty Deed from Ryan S. Barnstead, a single man, dated August 29, 2017, of record in Inst. No. 20170830-0089306, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29th day of December, 2023.

The Josephine G. Melton Trust dated December 15, 2014

By: _____ (SEAL)
Charles Melton, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Charles Melton, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Trustee of The Josephine G. Melton Trust, the within named bargainor, and he as such Trustee being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of The Josephine G. Melton Trust, by himself as Trustee.

Witness my hand, at office, this 29th day of December, 2023.

_____
Notary Signature
My commission expires:

JOHN ALFRED BELL, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $145,505.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 29th day of December, 2023.

_____
Notary Public
My commission expires:_____
File No. 2023-6538-RS

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 12/29/23 (date of document).

Regina Sullo
Affiant Signature

January 2, 2024
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 2nd day of January, 2024

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

SHARON FERNANDEZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026