Name and Address of New Owner:
Joy Wald and Lance Wald
402 Cleveland St. #2
Nashville, TN 37207

Send Tax Bills To:
NEW OWNERS

Karen Johnson Davidson County
Batch# 1123703 DEEDWARR
04/16/2024 02:44:30 PM 5 pgs
Fees: $28.00 Taxes: $3,219.00
20240416-0027192

This Instrument Prepared By:

Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 082-07-0M-004-00

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, **402 Cleveland Holdings, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Joy Wald, and Lance Wald, wife and husband,** "the Grantees," 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:

Land in Davidson County, Tennessee, being Unit 4 on the Plan of The Hendrix, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for The Hendrix, as set forth in Exhibit "B" of record in Instrument No. 20200128-0010264, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to 402 Cleveland Holdings, LLC, a Tennessee limited liability company by Quitclaim Deed dated November 30, 2021 from Gil Vaisman and Jacqueline Vaisman, husband and wife, recorded January 11, 2022 in Instrument No. 20220111-0003420 in the Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances or regulations in effect thereon.

All applicable conditions, restrictions, reservations, easements, etc. as shown on recorded plat.

The accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 15th day of April, 2024.

402 Cleveland Holdings, LLC, a Limited Liability Company

By: _____

Gil Vaisman, Sole Member

STATE OF _____
COUNTY OF _____

Before me, _____ of the state and county mentioned, personally appeared Gil Vaisman of 402 Cleveland Holdings, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of 402 Cleveland Holdings, LLC, the within named bargainor, a Limited Liability Company, and that such Gil Vaisman of 402 Cleveland Holdings, LLC as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as 402 Cleveland Holdings, LLC.

Witness my hand and seal, at office in _____, this 15th day of April, 2024.

please see attached calif. Acknowledgement. em

Notary Signature

Printed Name:_____

My commission expires:_____

AFFIDAVIT OF VALUE

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 $870,000.00, which amount is equal to or greater than the amount which ~~the property transferred would command at a fair and voluntary sale.~~

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 15th day of April, 2024.

Notary Signature
My commission expires: 9.12.26

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CALIFORNIA ALL PURPOSE ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

On April 15, 2024, before me, ELLEN MICHAELS, a Notary Public,

personally appeared GIL VAISMAN,

Who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument, the person or the entity upon behalf of which the person acted, executed the instrument.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS my hand and official seal.

Ellen Michaels

Ellen Michaels, Notary Public

ELLEN MICHAELS
Notary Public - California
Los Angeles County
Commission # 2335187
My Comm. Expires Nov 6, 2024

DOCUMENT NAME: Warranty Deed

DOCUMENT DATE: April 15, 2024

PAGES: 3

My Commission Expires: November 6, 2024

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 4/15/24

Affiant Signature

4/16/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16 day of April, 2024

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY