Name and Address of New Owner:
Andrew Mhley
550 Harding Place, #F109, Nashville, TN 37211

Send Tax Bills To:
Andrew Mhley
550 Harding Place, #F109, Nashville, TN 37211

This Instrument Prepared By:
Mike Garliauskas
Modern Approach Title
239 Veterans Parkway
Murfreesboro, TN 37129

Map & Parcel No: 147 02 0B 111.00

Karen Johnson Davidson County
Batch# 1133464 DEEDWARR
05/10/2024 01:56:30 PM 4 pgs
Fees: $23.00 Taxes: $425.50
20240510-0034632

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, **Luis Barriga**, an unmarried man, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Andrew Mhley**, a single man, "the Grantee," the following described real estate in Davidson County, Tennessee:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. F-109 as specified on the Plat shown in Master Deed, on the Plan of Caldwell Court Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Caldwell Court Condominiums, of record in Book 6188, page 744, Instrument No. 20070509-0055551, and Instrument No. 20071011-0120947, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws of record in Book 6188, Page 787, appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Caldwell Court Condominiums, for placement of Units, as shown on Exhibit "A-2" to the Master Deed of record under Book No. 6188, page 744, Instrument No. 20070509-0055551, and Instrument No. 20071011-0120947, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed by Warranty Deed from John P. Davenport, unmarried to Luis E. Barriga, an unmarried man, recorded June 28, 2016, as Instrument No. 20160628-0065891 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $45,000.00.

Commonly Known As: 550 Harding Place, #F109, Nashville, TN 37211

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 7th day of May, 2024.

_____ (SEAL)
Luis Barriga

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Davidson
TS

On this 7th day of May, 2024, before me personally appeared Luis Barriga, 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 7th day of May, 2024.

Tanya Stafford
Notary Signature
My commission expires: 1-5-2028

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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 $115,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signature

Print Name

STATE OF Tennessee
COUNTY OF Davidson

Sworn to and subscribed before me this 7th day of May, 2024.

Notary Signature
My commission expires: 1-5-2028

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Melissa Edelen, 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 5/7/2024 (date of document).

Melissa Edelen
Affiant Signature

5/10/2024
Date

State of Michigan
County of Wayne

Sworn to and subscribed before me this 10 day of May, 2024.

Kaitlyn Moore
Notary's Signature

MY COMMISSION EXPIRES: 06-02-2028

NOTARY'S SEAL

KAITLYN MOORE
Notary Public, State of Michigan
County of Wayne
My Commission Expires 06-02-2028
Acting in the County of Wayne