(1)

Bridgehouse Title
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

Karen Johnson Davidson County
Batch # 1149040 DEEDWARR
06/20/2024 09:11:10 AM 2 pgs
Fees: $13.00 Taxes: $1,304.25

20240620-0046209

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2024
(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $352,500.00.

Affiant

Subscribed and sworn to before me, this 13th day of June, 2024.

Notary Public

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
149 1st Avenue, North, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Marion T. Lopez	~~NEW OWNER~~ 3# Guaranteed Rate, Inc	142-02-0D-201.00-CO
7477 Highway 70 S, Unit 201	1806 W. Cuyler Ave. Suite 1W	
Nashville, TN 37221	Chicago, IL 60613	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Steven M. Caine, an unmarried man

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Marion T. Lopez, unmarried woman

(hereinafter called the "Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Unit 201, Building One, as shown on Exhibit D of the Supplemental Declaration for Parkvue Condominiums, a Condominium, as of record in instrument No. 20190206-0011432, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being the same property conveyed to Steven M. Caine, an unmarried man by Warranty Deed from Parkside Builders LLC, a Tennessee limited liability company of record in Instrument No. 20200430-0045205 Register's Office for Davidson County, Tennessee, dated April 24, 2020 and recorded on April 30, 2020.

This is improved property known as **7477 Highway 70 S, Unit 201, Nashville, TN 37221.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the ~~30th~~ 13th '08 day of ~~April~~ June '08, 2024.

Steven M. Caine

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Steven M. Caine, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this ~~30th~~ 13th '08 day of ~~April~~ June '08, 2024.

Notary Public
My Commission Expires: _____

Lenders Title Company File No. 24-001881-525

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-21-2027