Karen Johnson Davidson County
Batch# 1153013 DEEDWARR
07/01/2024 11:44:30 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20240701-0049345

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $240,000.00.

Affiant

Subscribed and sworn before me this the 26th day of June, 2024.

Notary Public
My commission expires: 9-6-26

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Anthony Morgan Davis 2197 Nolensville Pike APT #304 Nashville, TN 37211	Cadence Bank 2778 West Jackson Street, Building C, 2nd Floor Tupelo, MS 38801	105-16-0B 304.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, HARBORVIEW CAPITAL HOLDINGS, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ANTHONY MORGAN DAVIS, SINGLE MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 304, Building No. B 1, as specified on the Plat shown in the Declaration of Covenants, Conditions and Restrictions, on the Plan of Park at Melrose Heights, a Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Park at Melrose Heights, a Condominium Development, of record under Instrument No. 20140903-0080570, First Amendment in Instrument No. 2015021 1-0012545 and Second Amendment in Instrument No. 20150223- 0015231, Instrument No. 20151019-0106253 and Instrument No. 20160524-0051837 Register's office for Davidson County, Tennessee, including without limitation the By-Laws 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 Declaration of Covenants, Conditions and Restrictions. Reference is hereby made to the plan of Park at Melrose Heights, a Condominium Development, for placement of Units, as shown on Exhibit "D" to the First Amendment of the Declarations of record under Instrument No. 20150211-0012545 and Second Amendment in Instrument No. 20150223-0015231, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to HarborView Capital Holdings, LLC, a South Carolina limited liability company, by deed dated 04/29/2024, from Shariar Shawn Kamfar, a single man, of record in Instrument No. 20240501-0031953, Register's Office for said County.

Also being the same property conveyed to Shariar Shawn Kamfar, an unmarried man, by deed dated 08/06/2015, from Park at Melrose Heights, LLC., a Tennessee Limited Liability Company, of record in Instrument No. 20150810-0079238, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2197 Nolensville Pike APT #304, Nashville, TN 37211.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Witness my hand this the 25th day of June, 2024.

HarborView Capital Holdings, LLC

BY:_____
Mark W. Weeks, Authorized Representative

STATE OF ~~TENNESSEE~~ South Carolina
COUNTY OF Charleston

Before me, the undersigned, a Notary **Public in and for** the State and County aforesaid, personally appeared Mark W. Weeks, with whom I am per**sonally acquainte**d, or proved to me on the basis of satisfactory evidence, and who upon his oath ac**knowledged himself** to be the Authorized Representative of the within named bargainor, a LLC, and that he, **as such Authorized** Representative, executed the foregoing instrument for the purposes therein contained by **signing the name** of the HarborView Capital Holdings, LLC by the said Mark W. Weeks as such Auth**orized Representative**.

Witness my hand and official seal this 25th day **of June, 2024**.

My commission expires:

_____
Notary Public

KIMBERLY MILLER
NOTARY
My Comm. Exp.
08/02/2032
PUBLIC
SOUTH CAROLINA

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 6/25/2024.

Affiant Signature

6/27/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27 day of June, 2024

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY