Karen Johnson Davidson County
Batch# 1180291 DEEDWARR
09/11/2024 08:20:30 AM 4 pgs
Fees: $23.00 Taxes: $999.00
20240911-0069955

Name and Address of New Owner:
Maya Valcourt and Casey Pennell
293 Plus Park Boulevard, Apartment 107
Nashville, TN 37217

Send Tax Bills To:
ClearEdge Lending, LLC
20 Enterprise, Suite 350
Aliso Viejo, CA 92656

This Instrument Prepared By:
Mason Lillie, LLC
3401 Mallory Lane, STE. 100
Franklin, TN 37067

Map & Parcel No: 119-03-0B-013.00-CO

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, **Legacy Ministry Services,** an Indiana nonprofit corporation, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Maya Valcourt and Casey Pennell, Tenancy in Common,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 107, Building 293, on the Plan of Bradford Flats Condominium, a Horizontal Property Regime with Private Elements of record in Exhibit "B" In the Declaration of Covenants. Conditions and Restrictions in Instrument No. 20220222-0019981, amended in Instrument No. 20220606-0064634, as further amended and re-stated in Instrument No. 20220816-0092382 and corrected In Instrument No. 20220901-0098691, and further amended In Instrument No. 20230317-0019399, in the Registers Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description of the property.

Being a part of the same property conveyed to Dill Property Holdings, LLC, a Tennessee limited liability company, by Quitclaim Deed from Eric M. Dill, dated May 31, 2022. recorded June 22, 2022, In Instrument No. 20220622-0071136, Registers Office for Davidson County, Tennessee.

Being the same property conveyed to Legacy Ministry Services, an Indiana nonprofit corporation, by Quitclaim Deed from Dill Property Holdings, LLC, a Tennessee limited liability company, dated August 21, 2024, and recorded August 23, 2024, in Instrument No. 20240823-0064790, Registers Office for Davidson County, Tennessee.

This is improved property known as: 293 Plus Park Blvd #107, Nashville, Tennessee 37217.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

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 5th day of September, 2024.

Legacy Ministry Services

By: George H. White (SEAL)
George H. White, Authorized Agent

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said state and county mentioned, personally appeared George H. White, 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 Authorized Agent of Legacy Ministry Services, the within named bargainor, a Indiana nonprofit corporation, and that such George H. White as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of Legacy Ministry Services as Authorized Agent.

Witness my hand and seal, at office in 5th day of September, 2024.

Mary M. Richardson
Notary Signature
My commission expires: 11/28/26

MARY M. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

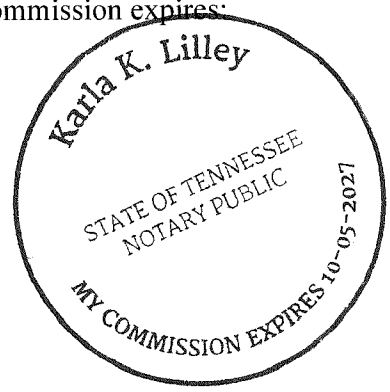
AFFIDAVIT OF VALUE

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 $270,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 5th day of September, 2024.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Karla Lilley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on 9/5/2024 (date of document).

Affiant Signature

9/5/2024

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 5 day of Sept., 2024

DAVID R. A. ROETGER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

COMMISSION EXPIRES: 6-21-25