NEW OWNER:
Music City Financial, LLC
828 Royal Pkwy #204
Nashville, TN 37214

SEND TAX BILLS TO:
New Owner

THIS INSTRUMENT PREPARED BY:
TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 24-284

MAP & PARCEL
118-09-0D-023.00-CO

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 1184545 DEEDWARR
09/20/2024 02:28:30 PM 4 pgs
Fees: $23.00 Taxes: $823.25
20240920-0073205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TWO HUNDRED TWENTY TWO THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($222,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **David Mark Nelson, an unmarried man** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **Music City Financial, LLC, a Texas Limited Liability Company** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 23 of Glendale Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Glendale Condominium of record in Instrument Number 20080104-0001233, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to David Mark Nelson, a married man by Warranty Deed from Shawn Damirian, a single person of record in Instrument No. 20210506-0061161 Register's Office for Davidson County, Tennessee, dated May 03, 2021 and recorded on May 06, 2021.

****Note: This property was not the primary residence of the Grantor and his wife, Ann Marie Campagna, who passed away on January 7, 2023.**

This is IMPROVED property also known as 1112 Clifton Ln, #23, Nashville, TN 37204.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 18th day of September, 2024.

David Mark Nelson

DAVID MARK NELSON

By: _____

TODD A. TRESSLER, II, Attorney-in-Fact
Pursuant to Power of Attorney of record
RODCT, Instrument No. 20240910-0069840

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **Todd A. Tressler, II**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that they executed the within instrument on behalf of, and as attorney-in-fact for, **David Mark Nelson**, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of September, 2024.

_____
NOTARY PUBLIC

My Commission Expires: 4/24/24

TURNER EVANS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2026

****

The actual consideration or value, whichever is greater, for this transfer is $ **222,500.00**.

Tiffany Kelley
AFFIANT

Sworn to and subscribed to before me this 18th day of September, 2024.

J Clark
NOTARY PUBLIC

My commission expires: 9/30/2024

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

202409200073205

Certificate of Authenticity

I, Holly A Mason, 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 9/18/24.

Affiant Signature

9/18/24
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 18 day of September, 2024.

Notary's Signature (Notary Seal)

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON