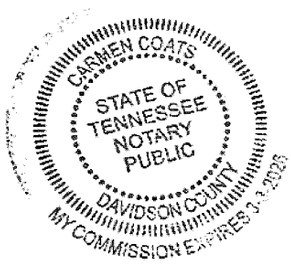
Karen Johnson Davidson County
Batch# 1262755 DEEDWARR
04/21/2025 02:21:30 PM 3 pgs
Fees: $18.00 Taxes: $2,129.35
20250421-0030279

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $575,500.00. Affiant Subscribed and sworn to before me, this the 16th day of April, 2025. Notary Public My commission expires: 3/3/26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
The Manhattan Trust	GUARANTEED RATE, INC	083-13-0C-006.00-CO
1100 Russell Street, Unit 105	1806 W CUYLER AVE, STE 2W	
Nashville, TN 37206	CHICAGO, IL 60613	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOHN A. CALDWELL AND MELISSA L. CALDWELL, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THE MANHATTAN TRUST DATED APRIL 5, 2024**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a certain condominium apartment situated in Davidson County. Tennessee, being Unit 106, and the appurtenant interest in the common elements of MC3. Created under Title 66, Section 27-101. et seq.. as amended. Tennessee Code Annotated, and as established under the Master Deed for MC3, of record in Instrument No. 20070628-0077498, Register's Office for Davidson County. Tennessee. Said Unit being also depicted on the site-plan of Martin Corner. Phase III. attached as exhibit to said Master Deed, The easements, including, but not limited to. all sewer, water, electrical . telephone and other utility easements, now or hereafter established over, through or upon the land embracing the regime and building thereon, the restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of MC3, provided in said Master Deed, together with the By-Laws appended thereto, the aforementioned site-plan attached as exhibit to said Master Deed, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to John A. Caldwell and Melissa L. Caldwell, husband and wife by Warranty Deed from Neal Doherty, unmarried of record in Instrument No. 20210702-0090155 Register's Office for Davidson County, Tennessee, dated June 25, 2021 and recorded on July 02, 2021.

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.

The address of the herein described property is believed to be 1100 Russell Street #106, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we 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; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 16th day of April, 2025.

John A. Caldwell

Melissa L. Caldwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named John A. Caldwell and Melissa L. Caldwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 16th day of April, 2025.

Notary Public

My Commission Expires: 11-8-28

SENA AZIZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2028

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 April 16. 2025.

Affiant Signature

21st day of April, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of April, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028