Karen Johnson Davidson County
Batch# 1311648 DEEDWARR
08/19/2025 10:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20250819-0066135

WARRANTY DEED

JAMES R. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File No. AD-25-10850

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of August, 2025

Notary Public

MY COMMISSION EXPIRES 5-16-2029

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
King Family Revocable Trust	King Family Revocable Trust	
(NAME)	(NAME)	105-14-0C-139.00-CO
2310 Elliott Avenue, Apt 139	1736 Belmont Place	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Candy Wakwe and Walter Wakwe, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **King Family Revocable Trust dated May 11, 2021**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Certain Tract or Parcel of land in Davidson County, State of Tennessee, described as follows, To-Wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 139 as specified on the Plat shown in the Master Deed, on the Plan of The Park at Melrose Condominiums, a Horizontal Property Regime, created under Title 66, Section 27- 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for The Park at Melrose Condominiums, of record under Instrument No. 20070917-0110745, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, as set forth in said Master Deed. Reference is hereby made to the plan of The Park at Melrose Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20070917-0110745, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Candy Desone Ideozu, unmarried, and Joseph Louis Mancini, unmarried by Warranty Deed from Hillview Village Partnership, a Tennessee general partnership of record in Instrument No. 20080311-0024250 Register's Office for Davidson County, Tennessee, dated March 07, 2008 and recorded on March 11, 2008.

Being the same property conveyed to Candy Wakwe and Walter Wakwe, wife and husband as joint tenants by Quitclaim Deed from Candy Wakwe, f/ka Candy Desone Ideozu, a married woman, and Joseph Louis Mancini, unmarried of record in Instrument No. 20170302-0020685 Register's Office for Davidson County, Tennessee, dated December 27, 2016 and recorded on March 02, 2017.

This is property more commonly known as 2310 Elliott Avenue, Apt 139, Nashville, TN 37204.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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/our hand this 14th day of August, 2025.

Candy Wakwe

Candy Wakwe

Walter Wakwe

STATE OF ~~TEXAS~~ Arizona vg
COUNTY OF Maricopa

On this 14 day of August, 2025, before me personally appeared Candy Wakwe and Walter Wakwe, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14 day of August, 2025.

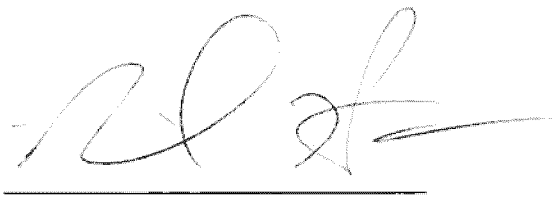
Venisa Groll

Notary Signature
My commission expires: 12-26-2027

VENISA GROLL
Notary Public - Arizona
Maricopa County
Commission # 659900
My Comm. Expires Dec 26, 2027

Certificate of Authenticity

I, Nick Harris, 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 **August 18, 2025**.



Affiant Signature

8/18/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **18** day of **August**, 20**25**.



Notary's Signature

My Commission Expires: 3/9/27

Date

