Karen Johnson
Batch # 1313157
08/21/2025 01 55 40 PM
Fees $13 00 Taxes $1,442 63
Davidson County
DEEDWARR
2 pgs
20250821-0067100

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,900 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of August, 2025

Notary Public

MY COMMISSION EXPIRES 7-2-29

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

File No AP-25-10640

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
Matthew Tolbert	CMG Home Loans	
(NAME)	(NAME)	
201 South 11th Street	3160 Crow Canyon Rd#400	083-13-0C-007 00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	San Ramon, CA 94583	
(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, **Judy Doo, a married woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew Tolbert, a single man**, 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 condominium located in Davidson County, Tennessee, being Unit No. 201 of MC3, 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 MC3 of record as Instrument No. Book 20070628-0077498, 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 Exhibit "A" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "B (Bylaws) Section 6" to said Master Deed.

Being the same property conveyed to Judy Doo, an unmarried woman by Warranty Deed from Akash Sarkar and wife, Anne Robison Sarkar of record in Instrument No. 20220808-0090054 Register's Office for Davidson County, Tennessee, dated August 03, 2022 and recorded on August 08, 2022.

The subject property was never the principal residence of the Grantor's spouse.

This is property more commonly known as 201 South 11th Street, Nashville, TN 37206.

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 19th day of August, 2025.

Judy Doo

STATE OF North Carolina
COUNTY OF Wake

On this 19th day of August, 2025, before me personally appeared Judy Doo, 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 19th day of August, 2025

Notary Signature
My commission expires: January 12, 2026

MELISSA HORTON
Notary Public - North Carolina
Wake County
My Commission Expires Jan 12, 2026

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: HRM-25-201