Karen Johnson Davidson County
Batch# 310126 DEEDWARR
11/04/2019 10:16:30 AM 3 pgs
Fees: $18.00 Taxes: $702.63
20191104-0113293

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,900.00.

Angela Pearson
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 16th day of October, 2019.

(Affix Seal) Notary Public

My Commission Expires: 4-17-2023

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

2019-899-1

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
KATHLEEN HALE MCCLELLAN, ESQ.
HALE AND HALE, PLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Tristan Edward McAlister and Sarah Bogdal 2063 Nashboro Boulevard Nashville, TN 37217	OWNER	Map/Parcel 135-12-0A-034.00CO and 135 12 0A 072.00CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Eric Mullett and wife, Angela Mullett**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto **Tristan Edward McAlister, a single man and Sarah Bogdal, a single woman**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 2063 and Garage Unit No. 2063G on the plan of Nashboro Village Twelve Condominium, of record in Plat Book 4675, page 121, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description. Being further established by the Master Deed for Nashboro Village Twelve Condominiums, a Horizontal Property Regime, of record in Book 4827, page 30, as amended in Book 6153, page 252 and Instrument No. 200906030051209, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Eric Mullett and wife, Angela Mullett by Warranty Deed from John A. Irby and wife, Mary J. Irby, dated February 1, 1999, of record in Book 11327, page 453, Register's Office for Williamson County, Tennessee.

This conveyance is subject to the following: 2019 Davidson County taxes have been prorated between the parties as of this date and ssumed by Grantees herein, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

This is improved property known as 2063 and 2063 G Nashboro Boulevard, Nashville, TN 37217 .

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 the GRANTORS, do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and bind themselves, their heirs and assigns, 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 hand this 16th day of October, 2019:

Eric Mullett

Angela Mullett

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 16th day of October, 2019, before me personally appeared Eric Mullett and Angela Mullett, 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 16th day of October, 2019.

Notary Signature
My commission expires:

BRENDA FRANKS HALE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires April 18, 2021

True Copy Certification

I, **Shelly Walling**, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Shelly Walling

State of **Tennessee**
County of **Davidson**

Personally appeared before me, Chasity Petty, a notary public for this county and state, **Shelly Walling,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Chasity Petty

My Commission Expires: 9/20/2021

