# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,400.00.

William Kirkland Gerrald
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of January, 2020.

Notary Public

MY COMMISSION EXPIRES: 6/22/20
(AFFIX SEAL)

Judy S. Wells
State of Tennessee Notary Public
Williamson County

Karen Johnson Davidson County
Batch# 345436 DEEDWARR
01/21/2020 09:23:06 AM 2 pgs
Fees: $13.00 Taxes: $1,148.48

20200121-0006840

**THIS INSTRUMENT WAS PREPARED BY**
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| William Kirkland Gerrald, unmarried<br>2310 Elliott Avenue #121<br>Nashville, TN 37204 | Shelter Lending Services, LLC<br>P.O. Box 740039<br>Cincinnati, OH 45274-0039 | 105-14-0C-121.00 |

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Melanie D. Heitzman, as to a 75% interest and Angela L. Faulkner, as to a 25% interest, as tenants in common,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **William Kirkland Gerrald, unmarried,** hereinafter called Grantee(s), his heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Unit 121, of THE PARK AT MELROSE CONDOMINIUMS, a Condominium, filed as exhibit to and established by the Master Deed of record in Instrument No. 20070917-0110745, all of the Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit and 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 By-Laws of the Association of Owners.

Being the same property conveyed to Melanie D. Heitzman, as to a 75% interest and Angela L. Faulkner, as to a 25% interest, as tenants in common by Warranty Deed from Jacqueline Joyce Williams, an unmarried woman, dated 08/25/2017 and recorded 08/28/2017, of record in Instrument 201708280087920, as corrected by Instrument of Correction Deed of record in Instrument 201803270028716, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 2310 Elliott Avenue #121, Nashville, TN 37204

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.

THE SUBJECT PROPERTY HAS NEVER BEEN THE PRINCIPAL RESIDENCE OF GRANTORS HEREIN.

Witness my/our hand(s) this the 17th day of January, 2020.

Melanie D. Heitzman

Angela L. Faulkner

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Melanie D. Heitzman and Angela L. Faulkner with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 17th of January, 2020.

Notary Public

My Commission Expires: 6/22/20

(SEAL)

Judy S. Wells
State of Tennessee Notary Public
Williamson County