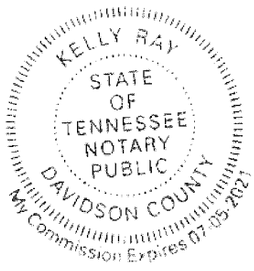
Karen Johnson Davidson County
Batch# 460594 DEEDWARR
08/20/2020 11:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,235.80
20200820-0094001



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $334,000.00.

Julie Bailey
Affiant

Subscribed and sworn to before me, this 14th day of August, 2020.

Notary Public

My commission expires: 07-05-2021

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
1535 W. Northfield Blvd, Ste 2, Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Patrick James Conroy and Casey Cunningham Conroy	New Owner	**105-14-0C-804.00-CO**
2310 Elliott Ave		
Nashville, TN 37204		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Lauren E. Onslow fka Lauren E. Holland, married

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Patrick James Conroy and Casey Cunningham Conroy, Co-Trustees of Patrick James Conroy and Casey Cunningham Conroy Tenants by the Entirety Trust Dated May 15, 2020

(hereinafter called the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 804 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, together with the undivided percentage interest in the Common Elements, appurtenant to said Unit, 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 Lauren E. Holland, unmarried by Quitclaim deed from Joseph W. Holland, of record in Instrument No. 20150302-0018026 Register's Office for Davidson County, Tennessee, dated February 16, 2015 and recorded on March 02, 2015. Justin Onslow, spouse of Lauren E. Onslow fka Lauren E. Holland, hereby joins in this instrument to convey any and all interest he may have marital or otherwise.

This is improved property known as **2310 Elliott Ave, Nashville, TN 37204.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 14th day of August, 2020.

Lauren E. Onslow fka Lauren E. Holland

Justin Onslow

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Lauren E. Onslow fka Lauren E. Holland and Justin Onslow, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 14th day of August, 2020.

Notary Public
My Commission Expires: 4.18.21

Kelly Dorsey
State
of
Tennessee
Notary
Public
Rutherford County

SolomonParks File No. 20-000620-527

True Copy Certification

I, **Angie Lawless**, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022