Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

Karen Johnson
Batch# 505225
10/30/2020 11:41:00 AM
Fees: $13.00 Taxes: $958.30

Davidson County
DEEDWARR
2 pgs

20201030-0126853

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$259,000.00**

Sarah Claire Perrone
Affiant

Subscribed and sworn to before me, this the 28th day of October, 2020.

Kristen Jacoby
Notary Public

My commission expires: 9/30/2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Sarah Claire Perrone	**Cardinal Financial Company, LP dba Peoples Home Equity**	**103-08-0B-323.00 CO**
323 Sloan Road	**3701 Arco Corporate Drive, Ste 200**	
Nashville, TN 37209	**Charlotte, NC 28273**	

FOR AND IN 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, WE,

Michael A. Qualls and Carolyn C. Qualls, as tenants in common with right of survivorship,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sarah Claire Perrone, a single woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 323, Building "B" of Parklane Condominiums, Phase V, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Book 7896, Page 710 and amended in Book 7937, Page 67, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to GRIFFIN QUALLS, A ONE-HALF-INTEREST, AND MICHAEL A. QUALLS, AND WIFE, CAROLYN C. QUALLS, TOGETHER A ONE-HALF INTEREST, by deed from PRENTICE R. EASTERLING AND JANET E. RAMSAY, of record in Instrument No. 20070716-0084592, dated July 13, 2007, said Register's Office.

Further being the same property conveyed to MICHAEL A. QUALLS, AND CAROLYN C. QUALLS, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, by quitclaim deed from GRIFFIN QUALLS, of record in Instrument No. 20091214-0113976, dated December 7, 2009, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **323 Sloan Road, Nashville, TN 37209**.

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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(s) this 28th day of October, 2020.

Michael A. Qualls

Carolyn C. Qualls

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Michael A. Qualls and Carolyn C. Qualls**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **28th** day of **October, 2020.**

Notary Public

My Commission Expires: 9-30-2024

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY