WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-11306-DJ

Karen Johnson Davidson County
Batch# 616480 DEEDWARR
04/16/2021 12:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20210416-0051255

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-11306-DJ

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $325,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of April, 2021.

RACHEL MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM

Notary Public
My Commission Expires: 3-10-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Paul C. Neuefeind and Julie M. Davenport 211 Belding Drive Nashville, TN 37214	CapStar Bank 2002 Richard Jones Road Suite A300 Nashville, TN 37215	085-11-0-059

WARRANTY DEED

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, we, **Chloe Qualls, married, fka Chloe Clark, single woman, and husband, Donald Qualls**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Paul C. Neuefeind and Julie M. Davenport, husband and wife,** 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:

Land in Davidson County, Tennessee, being all of Lot No. 91, Section Three, Stanford Country Club Estates, according to survey and plat of same appearing of record in Book 2900, page 67, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to Chloe Clark, single woman by Warranty Deed from Charles Matthew Wheelock and Cassandra D. Wheelock, husband and wife, dated June 22, 2017, recorded June 23, 2017, of record in Instrument No. 20170623-0063325, Register's Office for Davidson County, Tennessee.

Donald Qualls, spouse of Chloe Qualls, is joining in the execution of this instrument in order to convey any marital interest he may have in the subject property, but is not joining in any of the warranties of the Warranty Deed.

This is improved property located at: **211 Belding Drive, Nashville, TN 37214**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 15th day of April, 2021.

GRANTOR:

Chloe Qualls

Chloe Qualls

Donald Qualls

Donald Qualls

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Chloe Qualls and Donald Qualls, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of April, 2021.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

202104160051255

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

