Prepared by: FOR OFFICIAL USE Record and Return To: Chapman and Rosenthal Title, Inc 10 Burton Hills Blvd., Suite 130 Nashville, TN 37215	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **352,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS **05/28/2021** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

This Instrument Prepared By and Return To:

Karen Johnson Davidson County
Batch# 649180 **DEEDWARR**
06/03/2021 02:10:47 PM 2 pgs
Fees: $13.00 Taxes: $1,302.40

20210603-0074793

FOUR STAR TITLE

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #21-3717

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katherine Douglas	New Owner	**082-13-0G-302.00**
(NAME) **301 Criddle Street**	(NAME)	
(ADDRESS) **Nashville, TN, 37219**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **David P. McMullen and Star McMullen, husband and wife,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Katherine Douglas, unmarried,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 302, as specified on the Plat shown on the First Amendment to Master Deed, on the Plan of Harrison Square 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 Harrison Square Condominiums, of record under Instrument No. 20060823-0103941, and first amendment in Instrument No. 20071025-0126183, Instrument No. 20080104-0001138 and Instrument No. 20090127-0006865, 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 Harrison Square Condominiums for placement of Units, as shown on Exhibit "A" to the first amendment to Master Deed of record under Instrument No. 20071025-0126183, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to David P. McMullen and Star McMullen, husband and wife by Deed dated November 6, 2020 from David P. McMullen, an individual, recorded November 9, 2020, in Instrument Number 20201109-0131366, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **301 Criddle Street, Apt. 302, Nashville, TN 37219**
(House Number) (Street) (City, State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **28th** day of **May, 2021.**

David P. McMullen

Star McMullen

STATE OF
COUNTY OF

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **David P. McMullen and Star McMullen,** with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **28th** day of **May, 2021.**

DANIEL D KOTEY
Notary Public - State of Georgia
Gwinnett County
My Commission Expires Sep 2, 2024

NOTARY PUBLIC

My Commission Expires: 09/02/2024