Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Name and Address of New Owner:
Julianne Lally and John Lally
230 31st Avenue North
Nashville, TN 37203

Send Tax Bills To:

New Owner

Karen Johnson Davidson County
Batch# 688354 DEEDWARR
08/02/2021 12:19:11 PM 2 pgs
Fees: $13.00 Taxes: $2,220.00

20210802-0103522

This Instrument Prepared By:
Easy Close, LLC dba Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 104-02-0X-230.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Al Fullerton and Virginia Fullerton, Trustees of the Virginia M. Fullerton Trust (erroneously referred to as the Virginia Fullerton Trust in the prior conveyance),** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Julianne Lally and John Lally, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain condominium located in Davidson County, Tennessee, being Unit No. 230 of The Row at 31st Condominiums, A Horizontal Property Regime Established By Master Deed, of record in Instrument No. 20030430-0057670, corrected in Instrument No. 20040203-0012935, Instrument No. 20040206-0014724, Instrument No. 20040615-0070764, Instrument No. 20040915-0111215 and 20080425-0042359, Register's office for Davidson County, Tennessee, Said Unit Being Depicted on the Condominium Site Plan Attached Exhibit "B" to the Aforementioned Master Deed.

Being the same property conveyed to Al Fullerton and Virginia Fullerton, Trustees of the Virginia Fullerton Trust by Warranty Deed from Brian Greif, of record in Instrument No. 20101118-0092254 Register's Office for Davidson County, Tennessee, dated November 12, 2010 and recorded on November 18, 2010. (Value of consideration shown in aforementioned deed $374,000.00.)

Being also known as 230 31st Avenue North, Nashville, Tennessee 37203.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 21st day of July, 2021.

The Virginia Fullerton Trust dated March 10, 2006

By: Al Fullerton, Trustee
Al Fullerton, Trustee

By: Virginia Fullerton, Trustee
Virginia Fullerton, Trustee

State of Tennessee
County of Davidson

Before me, Sarah Lile of the state and county mentioned, personally appeared Al Fullerton, Trustee and Virginia Fullerton, Trustee with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be theTrustee of The Virginia Fullerton Trust dated March 10, 2006, the within named bargainor, a Trust, and that as such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Trust as Trustee.

Witness my hand, at office, this 21st day of July, 2021.

Notary's Signature
My commission expires: 5-5-2025

SARAH LILE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $600,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 21st day of July, 2021.

Notary Public
My commission expires:
File No. 2021-1693

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES DECEMBER 15, 2021