20211611R

Karen Johnson Davidson County
Batch# 702951 **DEEDWARR**
08/23/2021 01:01:54 PM 2 pgs
Fees: $13.00 Taxes: $1,846.30

20210823-0113673

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ @ DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $499,000.00.

Affiant

Subscribed and sworn to before me, this the 16th day of August, 2021.

Notary Public

My commission expires: 07/09/24

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
David Villa, and Andrew Charles Villa, Jr. and Renee Marie Villa, Trustees of The Villa Family Trust, dated June 28, 2006	NEW OWNER	**090-12-0Q-010-00**
210 Croleywood Lane		
Nashville, TN 37209		

FOR AND IN 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,

Q & A Holdings, GP, a Tennessee general partnership

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David Villa, unmarried and Andrew Charles Villa, Jr. and Renee Marie Villa, Trustees of The Villa Family Trust, dated June 28, 2006, as tenants in common

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit TH03, as established in Declaration of Covenants, Conditions and Restrictions for Charlotte Parkside, a Horizontal Property Regime with Private Elements of record at Instrument No. 20161011-0107421, as amended in Instrument No. 20161017-0109431 and in Instrument No. 20180130-0009606, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Q&A Holdings, G.P., a Tennessee general partnership by deed from Sandra Goodson Watts, Trustee of the Goodson Family Trust U/A dated July 22,2014, of record in Instrument No. 20150527-0048563, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Q&A Holdings, G.P., a Tennessee general partnership by quitclaim deed from Sandra Goodson Watts, Trustee of the Goodson Family Trust U/A dated July 22,2014, of record in Instrument No. 20150720-0070745, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Charlotte Parkside, Inc., a Tennessee corporation by quitclaim deed from Q&A Holdings, G.P., a Tennessee general partnership, of record in Instrument No. 20160908-0094810 recorded September 8, 2016, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Q&A Holdings, GP, a Tennessee partnership, by quitclaim deed from Charlotte Parkside, Inc., a Tennessee corporation, of record in Instrument No. 20190610-0055439 recorded on June 10, 2019, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (_x_) unimproved (__) property known as 210 Croleywood Lane, Nashville, TN 37209.

[signatures appear on the following page]

Return to:
Windy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
WGR-21-210

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), 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 HANDS EFFECTIVE AS OF 16th day of August, 2021:

Q & A Holdings, GP, a Tennessee general partnership

By: _____
Nicholas Adler, Parnter

STATE OF TENNESSEE)
) **ENTITY GRANTOR ACKNOWLEDGEMENT**
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Nicholas Adler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be Partner of Q & A Holdings, GP, a Tennessee general partnership, the within named Grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of said Grantor.

Witness my hand, at office, this the 16th day of August, 2021.

My Commission Expires: 5/24/25

_____
Notary Public

ELIZABETH PASCHALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY