WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,450,000.00.

Stephanie Woodall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JANUARY, 2022.

Yesenia J. Loor
Notary Public

MY COMMISSION EXPIRES: 03/03/2025
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 796265 **DEEDWARR**
01/27/2022 11:40:12 AM 2 pgs
Fees: $13.00 Taxes: $5,365.00

20220127-0009914

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
James P. Maltese, a single man 705 Barclay Blvd. Princeton, NJ 08540	*New Owner*	118-06-0-033

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, I/we, **Nashville Construction Company Inc.**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **James P. Maltese, a single man**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit B established by the Declaration of Covenants, Conditions and Restrictions for 904 Gale Lane Commons , a Horizontal Property Regime with Private Elements of record as Instrument 20201190136533 and amended in 202101060002830 , Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit and as set forth in the Declaration, reference to which is hereby made for a more completed and detailed description and the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

Being part of the same property conveyed to Nashville Construction Company Inc. a Tennessee Corporation by Warranty Deed from Margaret Gilmore Myers dated 08/31/2020 and recorded in Instrument No. 202009010099122, Register's Office for Davidson County, Tennessee

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 904 Gale Ln, Unit B, Nashville, TN 37204

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. 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 the 20th day of January, 2022.

Nashville Construction Company Inc.

BY: _____
Jennifer D. Stacey, Authorized Agent

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Jennifer D. Stacey, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Authorized Agent of Nashville Construction Company Inc. , the within named bargainor, a corporation, and that she as such Authorized Agent being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Jennifer D. Stacey as such Authorized Agent.

Witness my hand and official seal, this the 20th of January, 2022.

_____
Notary Public

My Commission Expires: 12-21-2024

(SEAL)

