Karen Johnson Davidson County
Batch# 842181 DEEDWARR
04/19/2022 02:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20220419-0045122

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12R DAY OF April, 2022.

Notary Public

MY COMMISSION EXPIRES: 2/12/23
(AFFIX SEAL)

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

File #22-KA-0303-206

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rachel O'Neal	Nuwave Lending LLC	
(NAME)	(NAME)	
303 Criddle Street, #206	3400 N. Central Expressway	082-13-0G-206-00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37219	Richardson, TX 75080	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **PETER H. MALONE AND CHRISTY L. MALONE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RACHEL O'NEAL, A SINGLE PERSON** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 206, Building "B" 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, First Amendment in Instrument No. 20071025-0126183, amended in Instrument No. 20080104-0001138 and in 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 Peter H. Malone and Christy L. Malone, husband and wife by Warranty deed from Erin Wenzel, unmarried of record in Instrument No. 20161025-0112743 Register's Office for Davidson County, Tennessee, dated October 21, 2016 and recorded on October 25, 2016.

This conveyance is subject to:
* Taxes for the year 2022 and subsequent years.
* Covenants, Conditions and Restrictions of record in Instrument Number 20060823-0103941 as amended in Instrument No. 20071025-0126183, Instrument No. 20080104-0001138 and Instrument No. 20090127-0006865, Register's Office for Davidson County, Tennessee.
* Charter for HOA of record in Instrument Number 20060823-0103940, in the Register's Office for Davidson County, Tennessee.
* Stormwater Detention Agreement of record in Instrument Number 20060518-0058543 and Instrument No. 20060822-0103456, in the Register's Office for Davidson County, Tennessee.

* Sewer and Drainage Easement of record in Instrument Number 20060518-0058549 and Instrument No. 20060822-0103433, in the Register's Office for Davidson County, Tennessee.
* Application to combine Parcels of record in Instrument Number 20060802-0093785, in the Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **303 Criddle Street, #206, Nashville, TN 37219**.

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 hand(s) this the 12th day of April, 2022.

Peter H. Malone by Kaz as Attorney in Fact
Peter H. Malone by Kaz Arbogast, Attorney-In-Fact

Christy L. Malone by Kaz as Attorney in Fact
Christy L. Malone by Kaz Arbogast, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAZ ARBOGAST, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of PETER H. MALONE AND CHRISTY L. MALONE, and who acknowledged he/she/they executed the same as the free act and deed of the said PETER H. MALONE AND CHRISTY L. MALONE.

Witness my hand, at office, this 12th day of April, 2022.

Megan Paulus
Notary Signature
My commission expires: 3/7/23

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on this 12th day of April, 2022

Sheri Engel

Dated 4-12-2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sheri Engel who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 12th day of April, 2022

My commission expires: 04/12/23

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY