WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,050,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18 DAY OF NOV, 2022.

Notary Public

MY COMMISSION EXPIRES: 2022 (AFFIX SEAL)

JEFFREY FRYE
Commission No. 2012-RE-437705
Notary Public, State of Ohio
My Commission Expires
December 6, 2017

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terence Calloway and Jacqueline Elaine Calloway	SAME AS NEW OWNER	
(NAME) 4117 Lone Oak Rd. #5	(NAME) SAME	131032J00500CO
(ADDRESS) Nashville, TN 37215	(ADDRESS) SAME	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **4117 LONE OAK RD. PARTNERS LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TERENCE CALLOWAY AND JACQUELINE ELAINE CALLOWAY**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 5 of Green Hills Station fka 4117 Lone Oak Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Green Hills Station fka 4117 Lone Oak Townhomes, a Horizontal Property Regime, of record in Instrument No. 20210202-0015164, amended in Instrument No. 20210518-0067201, amended and restated in Instrument No. 20220118-0006802, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to 4117 Lone Oak Rd. Partners, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Aubrey B. Harwell Jr., Trustee, with full power to convey, sell, dispose of, mortgage or otherwise encumber the said property without joinder of any beneficiary (as to parcels 1 and 2) and Aubrey Harwell, Jr., (as to parcel 3), of record in Instrument No. 20191231-0134752, in the Register's Office for Davidson County, Tennessee, dated December 30, 2019 and recorded on December 31, 2019.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4117 Lone Oak Rd. #5, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 944851 DEEDWARR
11/28/2022 10:30:30 AM 3 pgs
Fees: $18.00 Taxes: $7,585.00
20221128-0124482

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 hand this 18 day of November, 2022.

4117 LONE OAK RD PARTNERS LLC

BY: _____

CHRIS BARNHIZER, AUTHORIZED AGENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Chris Barnhizer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Authorized Agent of 4117 Lone Oak Rd. Partners, LLC the within named bargainor, a limited liability company and that he as such Authorized Agent, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Authorized Agent.

Witness my hand and official seal this 18 day of November, 2022.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires 10/2/23

_____

Notary Public

Tennessee Certification of Electronic Document

I, DEBRA BROOKS, 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 11-18-22 (date of document).

Affiant Signature

11-18-22
Date

State of OHIO

County of HAMILTON

Sworn to and subscribed before me this 18 day of NOV., 2022.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

NOTARY PUBLIC STATE OF OHIO

JEFFREY FRYE
Commission No. 2012-RE-437705
Notary Public, State of Ohio
My Commission Expires
December 6, ~~2017~~ 2022

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