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

(2)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 946434 DEEDWARR
12/01/2022 09:58:44 AM 2 pgs
Fees: $13.00 Taxes: $2,127.50

20221201-0125757

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON
My Commission Expires Sep. 21, 2026

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00

M. Alexis Mondl
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2022

Tara Jones
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Elizabeth Edwards Park and Gideon Wongi Park	**New Owner**	11803011000
(NAME)	(NAME)	
2718 Rosedale Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Michael Foster Galehouse and wife, Rina R. Galehouse,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Elizabeth Edwards Park and Gideon Wongi Park, wife and husband,** 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:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Phase One, Rosedale Place, of record in Plat Book 11190, Page 3, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Michael Foster Galehouse and wife, Rina R. Galehouse by deed dated November 27, 2007 from Karmen D. Smith and husband, Toby R. Smith of record in Instrument No. 20071217-0144454, Register's Office for Davidson County, Tennessee.

The execution of this Instrument is affected by the signature of Rina R. Galehouse as Attorney-in-Fact for Michael Foster Galehouse, which Power of Attorney is recorded in Instrument No. 20221201-0125756, Register's Office for Davidson County, Tennessee

unimproved ☐

This is improved ☑ property, known as 2718 Rosedale Place, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this 30th day of November, 2022.

Michael Foster Galehouse by Rina R. Galehouse as Attorney-in-Fact

Rina R. Galehouse

State of Tennessee
County of Davidson

On this 30th day of November, 2022 before me, a Notary Public, in and for said State and County aforesaid, personally appeared before me Rina R. Galehouse with whom I am personally acquainted (or provided proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Michael Foster Galehouse as Attorney-In-Fact, as her free act and deed.

WITNESS my hand and official seal this 30th day of November, 2022.

Notary Public I. Dyke Tatum
My Commission Expires: May 5, 2025

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee
County of Davidson

On this 30th day of November, 2022, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared before Rina R. Galehouse me with whom I am personally acquainted (or has proved to me on the basis of satisfactory evidence) to be the person(s) described in and executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and official seal this 30th day of November, 2022.

Notary Public I. Dyke Tatum
My Commission Expires: May 5, 2025

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

File No.: 22-Park