Karen Johnson Davidson County
Batch# 1039403 DEEDWARR
08/17/2023 10 40 05 AM 2 pgs
Fees $13 00 Taxes $2,264 40

20230817-0064189

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $612,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF AUGUST, 2023

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No P23-6524-WE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NO(S)
Billy Joe Treece Tennessee Q-Tip Trust dated September 20, 2010	NEW OWNER	081-12-0B-492 00-CO
(NAME)	(NAME)	
PO Box 23		
(ADDRESS)	(ADDRESS)	
Clifton TN 38425		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Six Hundred Twelve Thousand And No/100 Dollars ($612,000 00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **LAUREN MUNLEY, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PATRICIA ELLEN TREECE, TRUSTEE OF THE BILLY JOE TREECE TENNESSEE Q-TIP TRUST DATED SEPTEMBER 20, 2010**, HEREINAFTER CALLED THE GRANTEE, THEIR SUCCESSORS 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 Unit 321, Werthan Lofts IV and V Condominiums, as established under Master Deed of record in Instrument No. 20070117-0006776, amended at Instrument No 20071220-0146056, corrected at Instrument No. 20080118-0006036, amended at Instrument No. 20080211-0013846, Instrument No. 20110609-0044280, Instrument No. 20110713-0053571, Instrument No. 20120723-0064381 and Instrument No. 20131230-0130918, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Lauren Munley, unmarried and Mark J. Munley, married, as joint tenants with right of survivorship, by Warranty deed from Jerome Rodriguez, a single man of record in Instrument No. 20180731-0074591 Register's Office for Davidson County, Tennessee, dated July 25, 2018 and recorded on July 31, 2018.

Being the same property conveyed to Lauren Munley, an unmarried woman by Quitclaim deed from Lauren Munley, unmarried, and Mark J. Munley, married of record in Instrument No. 20200623-0067208 Register's Office for Davidson County, Tennessee, dated May 29, 2020 and recorded on June 23, 2020.

THIS CONVEYANCE IS SUBJECT TO (1) Taxes which have been prorated and assumed by Grantee, (2) All restrictions of record, (3) All easements of record, (4) All visible easements, (5) All matters appearing on the plan of record, (6) All applicable governmental and zoning regulations

unimproved ☐
This is improved ☒ property, known as 1350 Rosa L Parks Blvd, Unit 321, Nashville, TN 37208
(House No) (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 successors 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 successors 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 our hands this 14 day of August, 2023

Lauren Munley

STATE OF MN

COUNTY OF Hennepin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lauren Munley**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal this the 14th day of August, 2023

My Commission Expires 1/31/25

Notary Public

KIMBERLY MILLER
Notary Public
State of Minnesota
My commission expires
1/31/2025