THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 37027
P23-16112-BW

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $318,500 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF August 2023

Notary Public

MY COMMISSION EXPIRES: 3/7/26

(AFFIX SEAL)

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Lindsey Farley and Dana Farley** | | |
| 8051 Chipper Lane | New Owner | 105-14-0C-803 00-CO |
| Nolensville, TN 3 7135 | | |
| (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, **Callie Ann Jewett, an unmarried person**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lindsey Farley and Dana Farley, husband and wife**

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 a certain Condominium Apartment in Davidson County, Tennessee, being Unit No 803 as shown on the Plat described in the Master Deed of The Park at Melrose Condominiums a Horizontal Property Regime, created under Title 66, Section 27-101, et seq as amended, Tennessee Code Annotated and as established in Instrument Number 20070917-0110745, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto as Exhibit "B" Reference is hereby made to the Plat of The Park at Melrose Condominiums attached as Exhibit "E" to the aforementioned Master Deed for more complete identification, description and placement of said unit

Being the same property conveyed to Callie Ann Jewett, an unmarried person by Warranty deed from Gabriel Evan Fiscus, a single person of record in Instrument No 20180525-0050272 Register's Office for Davidson County, Tennessee, dated May 23, 2018 and recorded on May 25, 2018

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.

This is improved property known as **2310 Elliott Ave, Unit 803, Nashville, TN 37204**

Karen Johnson Davidson County
Batch# 1045221 **DEEDWARR**
09/01/2023 11.05.03 AM 2 pgs
Fees $13 00 Taxes $1,178 45

20230901-0068728

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 our hands this the 29 day of August, 2023.

Callie Ann Jewett

STATE OF Georgia
COUNTY OF DeKalb

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Callie Ann Jewett, an unmarried person,** 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 she executed the within instrument for the purposes therein contained

Witness my hand and official seal this the 29th day of August, 2023

My Commission expires: 02/06/27

Notary Public

DAPHNE TREVATHAN NOTARY PUBLIC DEKALB COUNTY, GEORGIA MY COMMISSION EXPIRES FEBRUARY 06, 2027