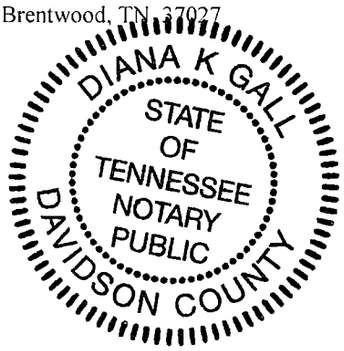
This Instrument Prepared by and Return to
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $407,360 00

Affiant

Subscribed and sworn before me this the 13th day of October, 2023

Notary Public
My commission expires 9-6-23

WARRANTY DEED

Address of New Owner	Send Tax Bill to	Tax Information
Gerry Vannuffelen and Ruth Kips	Gerry Vannuffelen and Ruth Kips	105-14-0C 606 00
2310 Elliott Ave #606	814 Buckingham Pl	
Nashville, TN 37204	Danville, CA 94506	

For and in consideration of the sum of ten and no/100 dollars ($10 00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, C KELLY RONEY, A MARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to GERRY VANNUFFELEN AND RUTH KIPS, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No 606 as specified on the Plat shown in the Master Deed, on the Plan 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 by a Master Deed for The Park at Melrose Condominiums, of record under Instrument No 20070917-0110745, 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 The Park at Melrose Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No 20070917-0110745, said Register's Office, for a more complete identification and description of such Unit

Being the same property conveyed to C Kelly Roney, an unmarried man, by deed dated 10/02/2007, from Hillview Village Partnership, a Tennessee general partnership, of record in Instrument No 20071005-0119311, Register's Office for said County

The Grantor further covenants that the Property is not the usual place of residence of the Grantor, the Grantor's spouse, or the Grantor's dependents

Subject to all Easements and Restrictions of record

THIS IS IMPROVED PROPERTY KNOWN AS 2310 Elliott Ave #606, Nashville, TN 37204

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, successors and/or assigns, forever Grantors covenant with Grantees that Grantors 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 Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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

Karen Johnson Davidson County
Batch# 1060698 DEEDWARR
10/16/2023 09 22 28 AM 2 pgs
Fees $13 00 Taxes $1,507 23

20231016-0080670

Witness my hand this the 13th day of October, 2023.

C. Kelly Roney

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, C. Kelly Roney, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of October, 2023.

My commission expires: 9-7-26

Notary Public

