Karen Johnson Davidson County Batch# 1123912 DEEDWARR 04/17/2024 12:53:30 PM 3 pgs Fees: $18.00 Taxes: $943.50 20240417-0027462	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $ 757,000.00 Affiant Subscribed and sworn to before me, this the 15 day of APRIL, 2024. Notary Public My commission expires: 5.9.26 (AFFIX SEAL)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY:
LIONSGATE TITLE & ESCROW, LLC
2721 Fairview Boulevard, Suite 102
Fairview, TN 37062

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
HANNAH NICOLE O'CONNELL AND LAWRENCE O'CONNELL	**NEW OWNER**	105-16-0C-032.00 CO
410 Rosedale Ave, #311		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

MICHAEL CHASE TURPIN, MARRIED

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

HANNAH NICOLE O'CONNELL AND LAWRENCE O'CONNELL

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 410311, Building No. C-1, as specified on the Plat shown in the Declaration of Covenants, Conditions, Restrictions and Bylaws, on the Plan of Park at Melrose Heights, a Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions, Restrictions and Bylaws for Park at Melrose Heights, a Condominium Development, of record in Instrument No. 20140903-0080570, amended in Instrument No. 201502110012545, Second Amendment of record in Instrument No. 20150223-0015231, and Third Amendment of record in Instrument No. 20160524-0051837 and Assignment of Declarant's Rights as of record in Instrument No. 20151019-0106253, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants, Conditions, Restrictions and Bylaws. Reference is hereby made to the plan of Park at Melrose Heights, a Condominium Development, for placement of Units, as set out on Exhibit "D", Parts C1 and C2 on the Third Amendment to the Declarations, of record in Instrument No. 20160524-0051837, said Register's Office, for a more complete identification and description of such Unit.

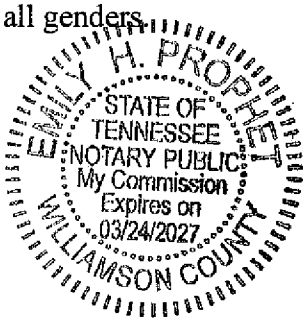
Being the same property conveyed to MICHAEL CHASE TURPIN, A SINGLE MAN, by deed from PARK AT MELROSE HEIGHTS II, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20161220-0133579, dated December 16, 2016, said Register's Office.
Michael Chase Turpin hereby certifies that the property being herein conveyed has never been the primary residence of his spouse.

This is improved property known as 410 Rosedale Ave., #311, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, his 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 hand(s) this 15 day of APRIL, 2024.

Michael Chase Turpin
MICHAEL CHASE TURPIN



State of TENNESSEE)
County of Davidson)

On this 15 day of APRIL, 2024, before me, the undersigned Notary Public in and for said County and State, personally appeared **MICHAEL CHASE TURPIN**, with whom I personally acquainted, and who acknowledged that he executed the foregoing Warranty Deed for the purposes herein set forth.
My commission expires: 3/24/2027

NOTARY PUBLIC

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 4-15-24.

Affiant Signature

4-15-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 15 day of April, 2024.

Notary Signature

My Commission Expires: 5-9-26

