Karen Johnson Davidson County
Batch# 1126805 DEEDWARR
04/25/2024 08:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,119.25
20240425-0029756

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $302,500.00.

Donald E. Qualls
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 24th day of April, 2024.

(Affix Seal) Notary Public

My Commission Expires:

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-08-2024

2024-04-1648

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

**HALE TITLE AND ESCROW, LLC**
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Qualls, LLC<br>2604 Hickory Flats Trl SE<br>Huntsville, AL 35801 | OWNER | Map/Parcel<br>172-12-0D-427.00-CO |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kristin Park, unmarried**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Qualls, LLC, an Alabama Limited Liability Company**, hereinafter called the GRANTEE, its successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. T-11, of Town Center Homes at Lenox Village, as shown on Exhibit B2 & B6 to the Supplement Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes, a Horizontal Property Regime and Residential Neighborhood (Section Two, The Town Center Homes) of record as Instrument No. 20050324-0032209, in the Register's Office for Davidson County, Tennessee. Also being a part of the same property shown on the Plan of Section 2, The Town Center Homes at Lenox Village, of record as Instrument No. 20050322-0031182, as revised in Instrument No. 20061103-0136911, in said Register's Office.

Being the same property conveyed to Kristin Park, unmarried and Randie Blanchard and wife, Sandy Blanchard, as tenants in common with right of survivorship by Warranty Deed from Jason T. Garrett, unmarried of record in Instrument No. 20140404-0028410 Register's Office for Davidson County, Tennessee, dated April 02, 2014 and recorded on April 04, 2014.

Being the same property conveyed to Kristin Park, unmarried by Quitclaim Deed from Randie Blanchard and wife, Sandy Blanchard of record in Instrument No. 20221006-0110379 Register's Office for Davidson County, Tennessee, dated October 03, 2022 and recorded on October 06, 2022.

This conveyance is subject to the following: Davidson County property taxes for the year 2024 and subsequent years, al lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 7235 Althorp Way, #11, 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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its 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.

Effective the 24 day April, 2024.

Kristin Park

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 24th day of April, 2024, before me personally appeared Kristin Park, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of April, 2024.

Notary Signature
My commission expires:

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-06-2024

Certificate of Authenticity

I, Kathleen Hale McClellan, do hereby make oath that I am a licensed attorney and/or the custodian 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 4/24/24.

Date

Affiant Signature

4/20/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24 day of April, 2024.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

