WARRANTY DEED

Karen Johnson Davidson County
Batch# 1132403 DEEDWARR
05/08/2024 12:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20240508-0033928

ELIZABETH G. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of May, 2024

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 4/26/25

File No. BC-24-326

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Claude Earl Fox	New Owner	
(NAME) 2334 Traemoor Village Place	(NAME)	128-12-0A-127.00-CO
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(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, I/WE, **SARAH MARION LUNDQUIST AND BARTON GALLOWAY, WIFE AND HUSBAND AND AMY ALICE LUNDQUIST, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CLAUDE EARL FOX AND STEVE WELDON, A MARRIED COUPLE**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Condominium Apartment in Davidson County, Tennessee being Unit No. 127, Building 26 Eagle Ridge at the Reserve, Section 8 Phased B, a Horizontal Property Regime, pursuant to the Tennessee Horizontal property act, as shown as the Exhibit A to the Master Deed of record in Instrument No. 20011011-0110875, and Amended by Instrument No. 20030108-0003695, Registers Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Sarah Marion Lundquist and Barton Galloway, wife and husband by Warranty Deed from Timothy Michaels, an unmarried man of record in Instrument No. 20191018-0106758 Register's Office for Davidson County, Tennessee, dated October 15, 2019 and recorded on October 18, 2019.

Being the same property conveyed to Sarah Marion Lundquist and Barton Galloway, wife and husband and Amy Alice Lundquist, as joint tenants with the right of survivorship by Quitclaim Deed from Sarah Marion Lundquist and Barton Galloway, wife and husband of record in Instrument No. 20220304-0025067 Register's Office for Davidson County, Tennessee, dated February 21, 2022 and recorded on March 4, 2022.

This is property more commonly known as 320 Old Hickory Boulevard, 2602, Nashville, TN 37221.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 7th day of May, 2024.

Sarah Marion Lundquist

Barton Galloway

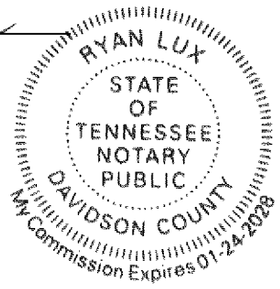
Amy Alice Lundquist

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of May, 2024, before me personally appeared Sarah Marion Lundquist, Barton Galloway and Amy Alice Lundquist, 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 7th day of May, 2024.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Ryan Lux, 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 **May 7, 2024**.

Date

Affiant Signature

May 7, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **7th** day of **May**, 20**24**.

Notary's Signature

My Commission Expires: 4/26/2005

Date

Notary's Seal (if on paper)

