WARRANTY DEED

Karen Johnson Davidson County
Batch# 1133946 DEEDWARR
05/13/2024 10:57:30 AM 3 pgs
Fees: $18.00 Taxes: $2,573.35
20240513-0034970

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $695,500.00.

Thomas Allen Quick
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: 2-21-28
(AFFIX SEAL)

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Thomas Allen Quick and Christine Marie Quick	New Owner	104 02 3K 103.00
(NAME) 9511 Cooper Lane	(NAME)	
(ADDRESS) Cincinnati, OH 45242	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **William Ledbetter and Maria Ledbetter, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Thomas Allen Quick and Christine Marie Quick, 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 103, also shown as Unit No. 3 on the Plan of The Mezzo Lofts West Condominiums having been established by the Declaration of Covenants, Conditions and Restrictions of The Mezzo Lofts West End Condominiums of record in Instrument No. 20140929-0089689 and amended in Instrument No. 20150902-0089581, Register's Office for said Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William Ledbetter and Maria Ledbetter, husband and wife from Aaron Spalding, a single man by Warranty Deed dated September 16, 2021 and recorded on September 20, 2021 in Instrument No. 20210920-0126149, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 3210 Long Blvd, Unit 103, Nashville, TN 37203

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 8th day of May, 2024.

William Ledbetter

Maria Ledbetter

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

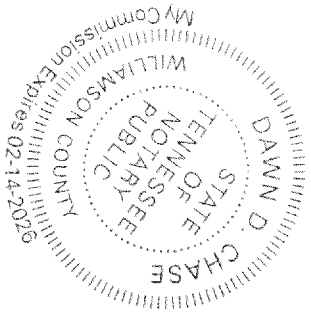
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State William Ledbetter and Maria Ledbetter, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of May, 2024.

Notary Public

My Commission Expires:

(SEAL)



Certificate of Authenticity

I, Tonya Loftin, 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 execute and authenticated according to law on **May 8, 2024**.

Date

Tonya Loftin

Affiant Signature

May 13, 2024

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 13th day of May, 2024.

Amanda Maynor

Notary Signature

AMANDA MAYNOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

My Commission Expires: _____

Date