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 Williamson

Actual consideration or value, whichever is greater is $184,000.00.

Affiant

Subscribed and sworn before me this the 23rd day of May, 2024.

Notary Public
My commission expires: 9.7.26

BENJAMIN SEAMON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson
Batch # 1139684
05/28/2024 09:48:11 AM
Fees: $13.00 Taxes: $680.80

Davidson County
DEEDWARR
2 pgs

20240528-0039252

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jilah T. Kalil 4108 Moss Rose Dr Nashville, TN 37216	New Owner	051-15-0A 023.00

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, JOSEPH STAPP, A SINGLE MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JILAH T. KALIL AND ROBERT W. SHICK, JR, TENANTS BY ENTIRETY, 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:

Land in Davidson County, Tennessee, being Unit No. E-23 of the Quail Creek 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 Quail Creek Condominiums, of record in Book 6328, Page 44, of record in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, 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 Quail Creek Condominiums, as shown on Exhibit "C" on Pages 89-90 of the Master Deed of record in Book 6328, Page 44, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Joseph Stapp, a single man, by Warranty Deed dated 01/27/2021, from Jill Steinford, a single woman, of record in Instrument No. 20210128-0012572, in the Register's Office of Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 420 Walton Lane Unit E23, Madison, TN 37115.

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.

Witness my hand this the 23rd day of May, 2024.

Joseph Stapp

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joseph Stapp, 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 23rd day of May, 2024.

My commission expires:
9-7-26

Notary Public

