Karen Johnson Davidson County
Batch# 1144954 DEEDWARR
06/10/2024 08:27:30 AM 3 pgs
Fees: $18.00 Taxes: $2,238.50
20240610-0043012

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

File No. AD-24-6667

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $605,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of June, 2024

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Klare	OLD NATIONAL BANK	
(NAME)	(NAME)	
216 Copley Lane	2002 RICHARD JONES RD, STE A300	118-06-0D-062.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	NASHVILLE, TN 37215	
(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, **Chandler Webb and Maria Azpurua, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Klare, a single man,** 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:

Land in Davidson County, Tennessee, being Unit No. 62 of Gale Park Single Family Homes, a Condominium, as shown on the site plan attached as Exhibit "B" to the Declaration establishing Gale Park Single Family Homes, a Condominium, of record in Instrument No. 20110224-0015356, affidavit in Instrument No. 20110531-0041215, amended in Instrument No. 20110311-0019705, Instrument No. 20120508-0039773, Instrument No. 20120921-0086162 and Instrument No. 20130306-0022201, Register's Office for Davidson county, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other Unit Owners, and all Sewer, Water, Electrical, Telephone and other Utility Easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, said unit being depicted on exhibit "B" to said Declaration, as amended; together with a Percentage Interest in the Common Elements and voting percentage as set forth in Exhibit "C" to said Declaration, as amended.

Being the same property conveyed to Chandler Webb and Maria Azpurua, husband and wife by Warranty Deed from Michael Herman and Gabriella Martelino N/K/A Gabriella Herman of record in Instrument No. 20151210-0124409 Register's Office for Davidson County, Tennessee, dated December 07, 2015 and recorded on December 10, 2015.

This is property more commonly known as 216 Copley Lane, Nashville, TN 37204.

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 3rd day of June, 2024.

Chandler Webb by Jennifer Arce, Attorney-in-Fact

Chandler Webb by Jennifer Arce, Attorney-In-Fact

Maria Azpurua by Jennifer Arce, Attorney-in-Fact

Maria Azpurua by Jennifer Arce, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Jennifer Arce, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is Power of Attorney for Chandler Webb and Maria Azpurua, and that this instrument was executed on behalf of the said Chandler Webb and Maria Azpurua for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Book _202406100043011_____, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 3rd day of June, 2024.

Notary Public _____

My Commission Expires: 3-3-26

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **June 3, 2024**.

Affiant Signature

June 7, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 7th day of June, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25