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THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

Karen Johnson Davidson County
Batch # 1173285 DEEDWARR
08/22/2024 02:44:27 PM 2 pgs
Fees: $13.00 Taxes: $3,663.00

20240822-0064672

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$990,000.00**

Subscribed and sworn to before me this 22nd day of August, 2024

Notary Public

My Commission Expires: 3/3/26

Affiant

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
William & Jennifer MacDonald **3000 Poston Avenue, #104** **Nashville, TN 37203**	Old National Bank One Main St Evansville, IN 47708	**104-02-2A-104.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **David Allen Gallagher and Jill Marie Johnson, Co-Trustees of The 70 Reasons Trust, dated November 22, 2019**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **William T. MacDonald and Jennifer A. MacDonald, husband and wife** the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Unit No. 104, as established by the Master Deed of The Poston At The Park Condominiums of record in Instrument No. 20151209-0124008, Amendment to Master Deed of record in Instrument No. 20151215-0126061, and Second Amendment to Master Deed of record in Instrument No. 20170330-0031250, Register's Office for Davidson County, Tennessee, said Units being depicted on the Site Plan attached as Exhibit C to the aforementioned Master Deed, to all of which reference is hereby made for a more complete description, together with an undivided percentage interest in the Common Elements allocated to said unit.

Being the same property conveyed to David A. Gallagher, a married man by Warranty Deed from The Poston at the Park LLC, a Tennessee limited liability company of record in Instrument No. 20181231-0126549 Register's Office for Davidson County, Tennessee, dated December 28, 2018 and recorded on December 31, 2018.

Being the same property conveyed to The 70 Reasons Trust, David Allen Gallagher and Jill Marie Johnson, Trustees by Quitclaim Deed from David A. Gallagher of record in Instrument No. 20200414-0038636 Register's Office for Davidson County, Tennessee, dated April 02, 2020 and recorded on April 14, 2020.

The said Jill Marie Johnson is also known as Jill Sutton Johnson.

This is improved property known as: 3000 Poston Avenue, #104 Nashville, TN 37203

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 22nd day of August, 2024.

The 70 Reasons Trust, dated November 22, 2019

David Allen Gallagher, Co-Trustee

Jill Marie Johnson, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of August, 2024, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, David Allen Gallagher and Jill Marie Johnson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that they are the Co-Trustees of the maker, The 70 Reasons Trust, dated November 22, 2019, that they are authorized by the maker to execute this instrument, and that they have executed this instrument on behalf of The 70 Reasons Trust, dated November 22, 2019, as Co-Trustees.

Witness my hand and official seal at Nashville, Tennessee this the 22nd day of August, 2024.

My Commission Expires: 3/3/26

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC
ANGELA Y. POSTON-WILLIAMSON
COUNTY OF DAVIDSON