Record & Return
WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

2nd

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240948966

Karen Johnson
Batch # 1198574
10/30/2024 09:56:16 AM
Fees: $13.00 Taxes: $658.60

Davidson County
DEEDWARR
2 pgs

20241030-0083378

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $178,000.00.

Mary Jo Clark
Affiant

Subscribed and sworn to before me, this 29th day of October, 2024.

Notary Public
My Commission Expires: 6-21-25

THOMAS I. BOTTORFF
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Julia Terry 420 Walton Lane, Unti K59 Madison TN 37115	~~New Owner~~ First Bank 922 Columbia Ave Franklin TN 37064	Tax Parcel ID No. 051-15-0A-059.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Praesto Property Management, Inc., a New York Corporation** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Julia Terry**, * ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

* a single woman

Land in Davidson County, Tennessee, being Unit No. K59, together with the appurtenant interest in the common elements of Quail Creek Condominiums, a horizontal property regime established by Master Deed of record in Book 6328, page 44, Register's Office for Davidson County, Tennessee, said Unit being depicted on the plat attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to PRAESTO PROPERTY MANAGMENT, INC., by deed from BILLY E. HOLLIS, UNMARRIED AND ROBERT C. WILLIAMS, UNMARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, of record in Instrument No. 20170327-0029730, dated March 24, 2017, said Register's Office.

Being the same property conveyed to BOGDAN MAY, by quitclaim deed from PRAESTO PROPERTY MANAGEMENT, INC., A NEW YORK CORPORATION, of record in Instrument No. 20230802-0059624, dated July 28, 2023, said Register's Office.

Being the same property conveyed to PRAESTO PROPERTY MANAGEMENT, INC., A NEW YORK CORPORATION, by deed from BOGDAN MAY, of record in Instrument No. 20241017-0080482, dated October 7, 2024, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 051-15-0A-059.00 CO.

Master Deed of record in Book 6328, page 44, said Register's Office.
Easement(s) of record in Instrument No. 20130709-0070572, said Register's Office.

This is improved property located at 420 Walton Lane, Unti K59 Madison TN 37115

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions

and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of October, 2024.

Praesto Property Management, Inc.

By: Bogdan May, Chief Executive Officer

STATE OF New York)

COUNTY OF New York)

Before me, the undersigned, of the State and County aforesaid, personally appeared Bogdan May, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Executive Officer (or other officer authorized to execute the instrument) of Praesto Property Management, Inc., a New York Corporation, the within named bargainor, and that he as such Chief Executive Officer has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid Chief Executive Officer.

Witness my hand, at office, this ~~29th~~ 28th day of October, 2024.

Notary Public

My Commission Expires: 03-14-2026

Danielle Parr
Notary Public, State of New York
Reg. No. 01PA6430452
Qualified in Queens County
Commission Expires 03/14/2026