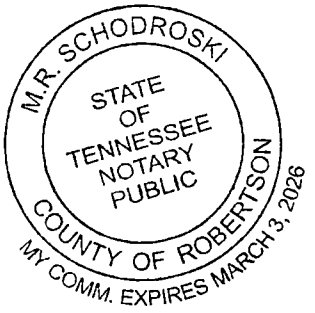
Karen Johnson
Batch # 1203549
11/13/2024 10:02:24 AM
Fees: $13.00 Taxes: $925.00
Davidson County
DEEDWARR
2 pgs
20241113-0088227



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of November, 2024.

M.R. Schodroski
Notary Public

My commission expires: 3/3/2026

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN. 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Joshua L. Donnell	Joshua L. Donnell	091-06-2O-001.00-CO
1510 56th Ave North	1071 Rogers Road	
Nashville, TN 37209	Lewisburg, TN 37091	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

James N. Wallner

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Joshua L. Donnell

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land situated in Davidson County, Tennessee, being Unit 1510, as established in Declaration of Covenants, Conditions and Restrictions for The Townhomes at California and Fifty-Sixth, a horizontal property regime with private elements, of record at Instrument No 20230314-0018548, Register's Office Davidson County, Tennessee, as identified on the Plat attached as Exhibit B to said Declaration, and which reference is hereby made for a more particular description of said property

Being a portion of the same property conveyed to James N. Wallner by Warranty Deed from Spring Huber and Tara Huber of record in Instrument No. 20060310-0028260 Register's Office for Davidson County, Tennessee, dated March 06, 2006 and recorded on March 10, 2006.

This is unimproved property known as **1510 56th Ave North, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 7 day of November, 2024.

James N. Wallner

James N. Wallner

STATE OF Colorado
COUNTY OF Boulder

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, James N. Wallner, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 7th day of November, 2024.

Juanita Bolton
Notary Public
My Commission Expires: 09/23/2028

Lenders Title Company File No. 24-000728-626

JUANITA BOLTON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204033127
MY COMMISSION EXPIRES SEPTEMBER 23, 2028