Warranty Deed

Karen Johnson Davidson County
Batch# 1208567 DEEDWARR
11/26/2024 11:59:30 AM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20241126-0092441

STATE OF TENNESSEE
COUNTY OF DAVIDSON 38398

The actual consideration or value, whichever is greater, for this transfer is $800,000.00

Affiant

Subscribed and sworn to before me, this the 25th day of November, 2024.

Notary Public

My commission expires:

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers
Brock Dudley Short	First Horizon Bank	131-05-0C-103.00-CO
103 Forest Place Circle	165 Madison Avenue	
Nashville, TN 37215	Memphis, TN 38103	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ROBERT MICHAEL WALKER AND GUDRUN STOCK WALKER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BROCK DUDLEY SHORT, MARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 103 of The Hillsborough Condominiums, a Horizontal Property Regime pursuant to the Tennessee Horizontal Property Act, a shown on Plan to the Master Deed of record in Book 6250, Page 699, and as further set out in Exhibit to the Master Deed and By-Laws, Register's Office for Davidson County, Tennessee, to which source reference is hereby made for more complete details of description, together with the said apartments appurtenant undivided interest In the general and limited common elements of the Condominium.

Being the same property conveyed to Robert Michael Walker, and Gudrun Stock Walker, husband and wife by Warranty Deed from Zachary Carter Lawson and Laney Elizabeth Runyon NKA Laney Runyon Lawson of record in Instrument No. 20181029-0106967 Register's Office for Davidson County, Tennessee, dated October 24, 2018 and recorded on October 29, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 103 Forest Place Circle, Nashville, TN 37215, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 25th day of November, 2024.

Robert Michael Walker

Gudrun Stock Walker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Robert Michael Walker and Gudrun Stock Walker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 25th day of November, 2024.

Notary Public

My Commission Expires:

3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Tennessee Certification of Electronic Document

I, George Mudter, 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 11/25/24 (date of document).

Affiant Signature

11/26/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26 day of November, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

