THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 241249527**	STATE OF ~~TENNESSEE~~ Arkansas) COUNTY OF ~~DAVIDSON~~ Pulaski) The actual consideration or value, whichever is greater, for this transfer is: $565,000.00. Affiant Subscribed and sworn to before me, this 27th day of December, 2024. Notary Public My Commission Expires: 2-1-2029

NICIA TRAVIS
Notary Public - Arkansas
Pulaski County
Commission 12706711
Expires Feb 7, 2029

Karen Johnson
Batch # 1221777
12/31/2024 08 07 36 AM
Fees $13 00 Taxes $2,090 50
Davidson County
DEEDWARR
2 pgs
20241231-0101231

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Thomas Andrew Salter 223A Orlando Ave Nashville TN 37209	New Owner	Tax Parcel ID No. 103 02 0L 001.00

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, **Joshua Matthew Bales, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas Andrew Salter, unmarried,** ("Grantees"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 223 ORLANDO TOWNHOMES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 223 ORLANDO TOWNHOMES, a Horizontal Property Regime, of record in Instrument No. 20150722-0072021, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Joshua Matthew Bales, unmarried, by Warranty Deed from Russell Walker, married, of record in Instrument No. 20200227-0022061, in the Register's Office of Davidson County, Tennessee, dated February 24, 2020 and recorded on February 27, 2020.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

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.

Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of C. C. VERNON'S FARM, as recorded in Plat Book 161, Page 164.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150722-0072021.

This is improved property located at 223A Orlando Ave Nashville TN 37209

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # 6-RH-24-223A

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, Grantors warrant that this instrument is effective as of the ~~27th~~ 23rd day of December, 2024.

Joshua Matthew Bales

STATE OF ~~TENNESSEE~~ Arkansas)
COUNTY OF ~~DAVIDSON~~ Pulaski)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joshua Matthew Bales, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~23~~ day of December, 2024.

Notary Public
My Commission Expires: 2-7-2029

OFFICIAL SEAL
NICIA TRAVIS
PULASKI COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires 02-07-2029
Commission No. 12706711