Karen Johnson Davidson County
Batch# 1238241 DEEDWARR
02/18/2025 03:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20250218-0012014

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $440,000.00. Affiant Subscribed and sworn to before me, this the 14th day of February, 2025. Notary Public My commission expires: 9-8-2025

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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:
Brenda Faye Taylor	Truist Bank	160-15-0D-042.00-CO
305 Seven Springs Way #202	1001 Semmes Avenue	
Brentwood, TN 37027	Richmond, VA 23224	

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, **GROVER C. CARLOCK, JR., TRUSTEE OF THE CLAY CARLOCK LIVING TRUST DATED FEBRUARY 26, 2013 (erroneously shown as GROVER C. CARLOCK, JR. LIVING TRUST in deed of acquisition)**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRENDA FAYE TAYLOR**, 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 certain condominium located in Davidson County, Tennessee, being Unit No. 42, Phase II of St Martin Square at Seven Springs Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27- 01, et seq. of the Tennessee Code Annotated, under the Master Deed establishing St. Martin Square at Seven Springs Condominiums, of record in Instrument Number 20060310-0028319, and amended in Instrument Number 20061109-0139692, Instrument Number 20080730-0077840 and Instrument Number 20090624-0058791, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; together with a percentage interest in the common elements as set forth in said Master Deed.

Being a portion of the same property conveyed to Vastland Development Partnership, a Tennessee General Partnership by Limited Warranty Deed from Town Village Nashville, LLC of record in Instrument No. 20040127-0010471 Register's Office for Davidson County, Tennessee, dated January 23, 2004 and recorded on January 27, 2004.

Being a portion of the same property conveyed to St. Martin Square, Inc., a Tennessee corporation by Quitclaim Deed from Vastland Development Partnership, a Tennessee general partnership comprised of Mack McClung and J.D. Eatherly of record in Instrument

No. 20051020-0126805 Register's Office for Davidson County, Tennessee, dated October 07, 2005 and recorded on October 20, 2005.

Being the same property conveyed to Gallardia Properties, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from St Martin Square Inc., a Tennessee Corporation of record in Instrument No. 20200903-0100393 Register's Office for Davidson County, Tennessee, dated August 25, 2020 and recorded on September 03, 2020.

Being the same property conveyed to GROVER C. CARLOCK, JR., TRUSTEE OF THE CLAY CARLOCK LIVING TRUST dated February 26, 2013 (erroneously shown as GROVER C. CARLOCK, JR. LIVING TRUST in deed of acquisition), by quitclaim deed from GALLARDIA PROPERTIES, LLC of record in Instrument No. 20201012-0117909, dated October 6, 2020, said Register's Office. See also scrivener's affidavit of record in Instrument No. 20250212-0010782, dated February 12, 2025, said Register's Office.

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 305 Seven Springs Way #202, Brentwood, TN 37027, 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 14th day of February, 2025.

Clay Carlock Living Trust dated February 26, 2013

By: _____
Grover C. Carlock, Jr., Trustee

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 Grover C. Carlock, Jr., Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee of the Clay Carlock Living Trust dated February 26, 2013, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said trust for the purposes therein contained.

Witness my hand and seal this 14th day of February, 2025.

_____
Notary Public

My Commission Expires:

3-3-26

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

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on **February 14, 2025.**

Signature 02/14/2025

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 14th day of February, 2025.

Notary's Signature

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202502180012014