WARRANTY DEED

Karen Johnson Davidson County
Batch# 1245544 DEEDWARR
03/10/2025 03:09:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20250310-0018010

File No. AP-25-9020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of March, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ALLISYN G PINKSTON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 05-24-2025

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David H. Chrismer and Lori A. Chrismer	**New Owner**	
(NAME)	(NAME)	
230 31st Avenue North	**Property**	104-02-0X-230.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Julianne Lally and John Lally, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David H. Chrismer and Lori A. Chrismer, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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. 230 of The Row at 3 1st Condominiums, A Horizontal Property Regime Established By Master Deed, of record in Instrument No. 20030430-0057670, Corrected in Instrument No. 20040203-0012935, Instrument No. 20040206-0014724, Instrument No. 20040615-0070764, Instrument No. 20040915-0111215 and 20080425-0042359, Register's office for Davidson County, Tennessee, Said Unit Being Depicted on the Condominium Site Plan Attached Exhibit "B" to the Aforementioned Master ' Deed.

Being the same property conveyed to Julianne Lally and John Lally, wife and husband by Warranty Deed from Al Fullerton and Virginia Fullerton, Trustees of the Virginia M. Fullerton Trust (erroneously referred to as the Virginia Fullerton Trust in the prior conveyance) of record in Instrument No. 20210802-0103522 Register's Office for Davidson County, Tennessee, dated July 21, 2021 and recorded on August 02, 2021.

This is property more commonly known as 230 31st Avenue North, Nashville, TN 37203.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my/our hand this 7th day of March, 2025.

Julianne Lally
Julianne Lally

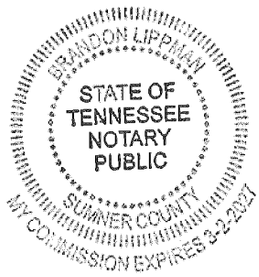
John Lally by Julianne Lally, Attorney-In-Fact
John Lally by Julianne Lally, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of March, 2025, before me personally appeared Julianne Lally, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of March, 2025.

Notary Signature
My commission expires: 3-2-27

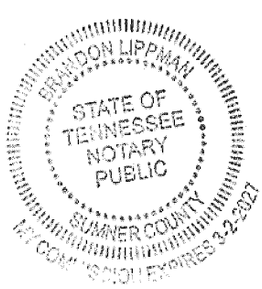


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Julianne Lally with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is Power of Attorney for John Lally and that this instrument was executed on behalf of the said John Lally for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith* at Instrument No. 202503100018009, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 7th day of March, 2025.

Notary Signature
My commission expires: 3-2-27



Certificate of Authenticity

I, Krystal Schuster, 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 _____.

Date

_____
Affiant Signature

_____
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this _____ day of _____, 20_____.

_____
Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025