Name and Address of New Owner:
Jonathan T. Machlin
3880 Priest Lake Drive
Nashville, TN 37217

Karen Johnson Davidson County
Batch# 1258010 DEEDWARR
04/11/2025 12:39:30 PM 4 pgs
Fees: $23.00 Taxes: $851.00
20250411-0027342

Send Tax Bills To:
Jonathan T. Machlin
3880 Priest Lake Drive
Nashville, TN 37217

This Instrument Prepared By:
Mason Lillie, LLC
3401 Mallory Lane, STE. 100
Franklin, TN 37067

Map & Parcel No: 136 03 0B 010.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Gary S. Walker, married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jonathan T. Machlin, a single man**, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 55, Building No. 22, and the garage therewith in a Horizontal Property Regime of Priest Lake Park Condominium Townhouses, Phase 2, and as established by a Master Deed of record in Book 4651, Page 412, as amended in Book 4993, Page 692, Book 4979, Page 939 and Book 5189, Page 671, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plan of Priest Lake Park Condominium Townhouses, as of record in Book 4675, Page 131, amended in Book 4675, Page 145, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Gary S. Walker, unmarried, their heirs and assigns by Deed dated September 26, 2003 from Brett A. Sandberg and Troy Stepp, Jr, recorded October 1, 2003, in Instrument Number 200310010145143, in the Official Records of Davidson County, Tennessee.

Parrish Walker joins in the execution of this deed to convey any interest they may have in the above described property, particularly any marital interest.

This is improved property, known as 3880 Priest Lake Drive; Unit 55, Nashville, TN 37217

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.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 2nd day of April, 2025.

Gary S. Walker (SEAL)

Parrish Walker (SEAL)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 2nd day of April, 2025, before me personally appeared Gary S. Walker and Parrish Walker, 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 2nd day of April, 2025.

Notary Signature
My commission expires:

Karla K. Lilley
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMMISSION EXPIRES 10-05-2027

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $230,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

KEVIN J. LILLEY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 7 day of April, 2025.

Notary Signature
My commission expires:

Karla K. Lilley
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMMISSION EXPIRES 10-05-2027

Tennessee Certification of Electronic Document

I, Karla Lutley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on April 7, 2025 (date of document).

Affiant Signature

4/7/2025

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 7 day of April, 2025

DAVID R. A. ROETGER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

COMMISSION EXPIRES: 6.21.25