THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1281345 DEEDWARR
06/04/2025 08:54:30 AM 3 pgs
Fees: $18.00 Taxes: $2,105.30
20250604-0043764

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Gordon O'Malley and Tina Renee O'Malley 211 Stonecrest Circle Nashville, TN 37209	Gordon O'Malley and Tina Renee O'Malley 211 Stonecrest Circle Nashville, TN 37209	114 12 4A 020.00-CO

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Charles J. Neuhaus and Kelsy Cline Neuhaus, husband and wife** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Gordan O'Malley a/k/a Gordon O'Malley and Tina Renee O'Malley, husband and wife**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 211 Stonecrest Circle, Nashville, TN 37209, together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit No. 52, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for The Highlands at Stoneridge, a Horizontal Property Regime with Private Elements of record as Instrument No. 20170905-0090767, amended in Instrument No. 20170915-0094659, Instrument No. 20190123-0006687 and Instrument No. 20190607-0054759 and being shown on Plat attached thereto as Exhibit "C", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Charles J. Neuhaus and Kelsy Cline Neuhaus, husband and wife, by Special Warranty Deed from Vastland Northcrest Development, LLC, a Tennessee limited liability Company, dated April 15, 2021, and recorded April 19, 2021, of record in Instrument No. 20210419-0052343, in the Register's Office for Davidson County, Tennessee.
>
> This is improved (X) unimproved ( ) property known as 211 Stonecrest Circle, Nashville, TN 37209.

This conveyance is subject to all restrictions, easements and planning documents of record.

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.

3rd In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this ___ day of June, 2025.

Charles J. Neuhaus

Kelsy Cline Neuhaus

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of June, 2025, before me personally appeared Charles J Neuhaus and Kelsy Cline Neuhaus, 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 3rd day of June, 2025.

Notary Signature
My commission expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to 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 $569,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

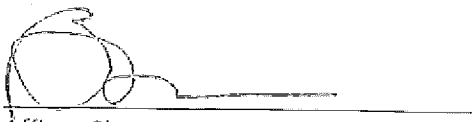
Sworn to and subscribed before me this 3rd day of June, 2025

Notary Public
My commission expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER

Certificate of Authenticity

I, Barbara McGinty, 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 June 3, 2025 (date of document).



Affiant Signature

Date June 3, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 3rd day of June, 2025.



Notary's Signature

MY COMMISSION EXPIRES: 2/27/2029

