WARRANTY DEED

Karen Johnson Davidson County
Batch# 1318796 DEEDWARR
09/04/2025 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,368.63
20250904-0070875

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

File No. AD-25-10762

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $369,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of August, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Joshua Bales	**New Owner**	
(NAME) 481 Huntington Ridge Drive	(NAME)	161-11-0A-104.00-CO
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(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, **Michael P. Tutalo and Allison K. Tutalo, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joshua Bales and MacKenzie Bales, 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:

Land situated in Davidson County, Tennessee, Being Unit No. 104, on the Plan of Final Plat, Revision One, Huntington Ridge Townhouse Condominiums, as established by the Declaration of Covenants, Conditions and Restrictions of record in Book 4729, Page 687; Book 4889, Page 905; Book 5394, Page 243; Book 7423, Page 762 and Instrument No. 20110331-0024865, and as shown on the plan of record in Book 9700, Page 846, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael P. Tutalo and Allison K. Tutalo, husband and wife by Warranty Deed from Amanda Leigh Ward n/k/a Amanda Pandino, married of record in Instrument No. 20181126-0115284 Register's Office for Davidson County, Tennessee, dated November 19, 2018 and recorded on November 26, 2018.

This is property more commonly known as 481 Huntington Ridge Drive, Nashville, TN 37211.

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 25th day of August, 2025.

Michael P. Tutalo

Allison K. Tutalo

STATE OF MARYLAND
COUNTY OF CARROLL

On this 25th day of August, 2025, before me personally appeared Michael P. Tutalo and Allison K. Tutalo, 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 25th day of August, 2025.

Joseph Adetola
Notary Signature
My commission expires: 4/22/29

JOSEPH ADETOLA
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
My Commission Expires 04-22-2029

Certificate of Authenticity

I Adde Dilworth, 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 August 25, 2025.

Date

Affiant Signature 08/25/2025

Date

State of TENNESSEE
County of Williamson

Sworn to and subscribed before me this 25th day of August, 2025.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (of on paper)

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY