Karen Johnson Davidson County
Batch# 1321605 DEEDWARR
09/15/2025 07:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20250915-0073133

WARRANTY DEED

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2028

File No. BC-25-476

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th day of September, 2025

Notary Public

MY COMMISSION EXPIRES: 7-3-28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Todd P. Ramey	New Owners	
(NAME)	(NAME)	128-12-0A-067.00-CO
320 Old Hickory Boulevard, #1210		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **BARTON H. GALLOWAY AND SARAH MARION LUNDQUIST, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TODD P. RAMEY, AN UNMARRIED MAN**, 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:

Located in Davidson County, Tennessee and being Unit 67, Building 12, Section 10, Phase 1A, Eagle Ridge At The Reserve, filed as Exhibit "A", and established by the Supplement and Amendment No. 6 To The Master Deed of Eagle Ridge At The Reserve of record in Instrument 20020313-0031654, an amendment to the Master Deed of record in Instrument 20011011-0110875, Register's Office of Davidson County, Tennessee, to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete description of said Unit.

Being the same property conveyed to Barton H. Galloway and Sarah M. Lundquist, husband and wife as joint tenants by Warranty Deed from Scott Allen Dixon, an unmarried man of record in Instrument No. 20211221-0168476 Register's Office for Davidson County, Tennessee, dated December 15, 2021 and recorded on December 21, 2021.

This is property more commonly known as 320 Old Hickory Boulevard, #1210, Nashville, TN 37221.

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 our hand this 12th day of September, 2025.

Barton H. Galloway

Sarah Marion Lundquist

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of September, 2025, before me personally appeared Barton H. Galloway and Sarah Marion Lundquist, 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 12th day of September, 2025.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028

Certificate of Authenticity

I, Holly Mason, 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 9/12/25.

Affiant Signature

9/12/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 12th day of September, 2025

Notary's Signature

(Notary Seal)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 3.6.29