THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 250952258

Karen Johnson
Batch # 1329616
10/02/2025 12 15 PM
Fees $13 00 Taxes $1,036 00

Davidson County
DEEDWARR
2 pgs

20251002-0078657

VIRGINIA DESJARLAIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is. $280,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of September, 2025.

Notary Public
My Commission Expires _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
The John William Daulton and Ronnette Denise Daulton Joint Living Trust 2434 Highway 231 S. Shelbyville, TN 37160	New Owner	Tax Parcel ID No. 092 16 0B 064.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ashley Elisabeth MacPhaille, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John William Daulton, Trustee and Ronnette Denise Daulton, Trustee, of The John William Daulton and Ronnette Denise Daulton Joint Living Trust dated July 17th, 2009** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 605, Level 8 of UNIVERSITY SQUARE condominium apartments, a horizontal property regime established by Master Deed of record in Book 7051, Page 529, and amended in Book 7119, Page 884, Register's Office for said County, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in "Exhibit A" of said Master Deed, the plat of which is of record in Plat Book 6900, Page 124, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ashley Elisabeth MacPhaille, single woman, by Warranty Deed from Charles A. Garris and Jill Garris, husband and wife, of record in Instrument No. 20210607-0075825, in the Register's Office of Davidson County, Tennessee, dated June 01, 2021, and recorded on June 07, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Level 8 of UNIVERSITY SQUARE condominium apartments, as recorded in Plat Book 7051, Page(s) 529.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing UNIVERSITY SQUARE condominium association of record in Book 7051, Page 529, as amended in Book 7119, Page 884 and Appointment of Successor Trustee recorded in Instrument No. 20100408-0026686, also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Utility, recorded in Instrument No. 20130906-0094167.

Charter for University Square Homeowners Association recorded as Book 7078, Page 443

This is improved property located at 900 19th Avenue South #605 Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of September, 2025.

Ashley Elisabeth MacPhaille

STATE OF Georgia)
COUNTY OF Fulton)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ashley Elisabeth MacPhaille, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of September, 2025.

Notary Public
My Commission Expires: 6/12/29

OMARA HARRIS NOTARY PUBLIC FULTON COUNTY EXPIRES GEORGIA JUNE 12 2029