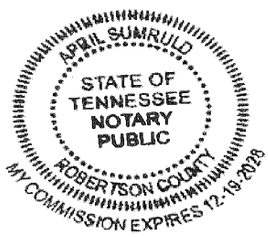
Karen Johnson Davidson County
Batch# 1332516 DEEDWARR
10/10/2025 09:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,620.60
20251010-0081062

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $438,000.00. Affiant Subscribed and sworn to before me, this the 3rd day of October, 2025. Notary Public My commission expires: 12·19·28

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Theodore P. Stank and Lori Ann Nash	New Owner(s)	083-13-0B-303.00-CO
528 W. Glenwood Ave		
Knoxville, TN 37917		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ERICA HALEY, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THEODORE P. STANK AND LORI ANN NASH, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 303, with a street address of 1015 Fatherland Street, Nashville, TN 37206, Unit 303, as shown on the Revised Condominium Plat which is attached to the Second Amendment to the Master Deed of 37206 Building of record as Instrument No. 20061023-0131425 as re-recorded in Instrument No. 20061101-0135575 and in Instrument No. 20061113-0140782, amended in Instrument No. 20070112-0005378, and subject to all terms and conditions of the Master Deed of record in Instrument No. 20051006-0120763, as amended, all of the Register's Office for Davidson County, Tennessee, to which plat reference is made for location of the above referenced unit.

Being the same property conveyed to Erica Haley, an unmarried woman by Warranty Deed from Jennifer L. Neal, an unmarried woman of record in Instrument No. 20150206-0011421 Register's Office for Davidson County, Tennessee, dated February 06, 2015 and recorded on February 06, 2015.

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.

The address of the herein described property is believed to be 1015 Fatherland Street #303, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 3rd day of October, 2025.

Erica Ann Haley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Erica Ann Haley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 3rd day of October, 2025.

Notary Public

DREW SANDY
NOTARY PUBLIC
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2029

My Commission Expires: 1·22·29

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 October 3. 2025.

Affiant Signature

10th day of October, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of October, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

