WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

File #25-TC-0416-C

(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $316,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF October, 2025

Notary Public
MY COMMISSION EXPIRES

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Maggie Draughn	New owner	
(NAME)	(NAME)	**103 08 0B 416.00**
416 Sloan Road	(ADDRESS)	
(ADDRESS)		
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch # 1332572 **DEEDWARR**
10/10/2025 10 19 33 AM 2 pgs
Fees $13 00 Taxes $1,169 20

20251010-0081135

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter na valuable consideration, the receipt of which is hereby acknowledged,

RONALD PAUL GATRELL AND MARJORIE POMEROY-WALLACE, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

MAGGIE DRAUGHN,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No 416, Building "C" of the PARKLANE CONDOMINIUMS, PHASE IV, a Horizontal Property Regime, created under Title 66, Section 27-101 et seq as amended, Tennessee Code Annotated, and as established by a Master Deed for PARKLANE CONDOMINIUMS, PHASE IV, of record in Book 7648, Page 264, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws, of record in Book 7376, Page 580, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed, Reference is hereby made to the plan of PARKLANE CONDOMINIUMS, of record in Book 7646, Page 264, said Register's Office, for a more complete identification and description of such Unit

Being the same property conveyed to Ronald Paul Gatrell and Marjorie Pomeroy-Wallace, Husband and Wife, by Warranty Deed from Judy Kendall, Unmarried, of record in Instrument No 20180404-0031570, in the Register's Office of Davidson County, Tennessee, dated April 03, 2018, and recorded on April 04, 2018

This conveyance is subject to
* Property Taxes for the year 2025 and all subsequent years
* Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing PARKLANE Condominium of record in Book 7376, Page 571 and Book 7646, Page 264, 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
* Charter for The Parklane Homeowners Association recorded as Book 7710, Page 305, as amended in Book 7895, Page 173
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as **416 Sloan Road, Nashville, TN 37209**

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), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 8th day of October, 2025

Ronald Paul Gatrell

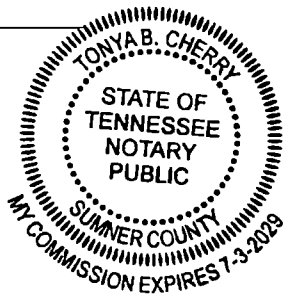
Marjorie Pomeroy-Wallace

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of October, 2025, before me personally appeared Ronald Paul Gatrell, 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 8th day of October, 2025

Notary Signature
My commission expires



STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of October, 2025, before me personally appeared Marjorie Pomeroy-Wallace, 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 8th day of October, 2025

Notary Signature
My commission expires

