Karen Johnson Davidson County
Batch# 1347467 DEEDWARR
11/18/2025 09:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20251118-0091623

2025-1066

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $425,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 11/13/2025. NOTARY PUBLIC MY COMMISSION EXPIRES 6/22/26

JILL SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
Suite 160
Brentwood, TN 37027
file # 8263-25NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Donna Mae Wall and Michael A. Wall	New Owner	129-11-0A-810.00-CO
810 Marquette Drive		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Matthew R. Alpert, Trustee of Matthew R. Alpert Living Trust

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael A. Wall, a married person and Donna Mae Wall, an unmarried person

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Condominium Apartment in Davidson County, Tennessee, being Unit No 106L of The Cloister at St. Henry, Phase 1-D, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit B to the Master Deed of record in Book 6933, Page 927 and amended in Book 7404, Page 766, Register's Office for Davidson County, Tennessee, to which source reference is hereby made for more complete details of description.

Being the same property conveyed to James R. Tully, Jr. and Rhonda L. Tully, husband and wife by Warranty Deed from Brenda Warren, unmarried of record in Instrument No. 20230807-0060965 Register's Office for Davidson County, Tennessee, dated August 04, 2023 and recorded on August 07, 2023.

Being the same property conveyed to Matthew R. Alpert, Trustee of the Matthew R. Alpert Living Trust by Warranty Deed from Rhonda L. Tully, unmarried of record in Instrument No. 20250210-0009840 Register's Office for Davidson County, Tennessee, dated January 29, 2025 and recorded on February 10, 2025.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 810 Marquette Drive Nashville, TN 37205

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on November 13, 2025.

Matthew R. Alpert Living Trust

By: Matthew R. Alpert
Matthew R. Alpert, Trustee

STATE OF Texas

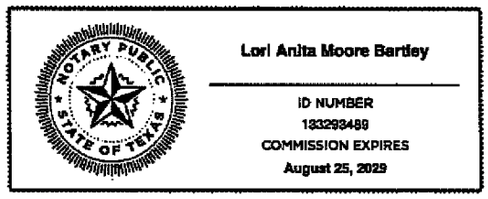
COUNTY OF Montgomery

Personally appeared before me, by **audio-visual communication**, the undersigned, an online notary public of said County and State, the within named Matthew R. Alpert, Trustee of the Matthew R. Alpert Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal, this November 13, 2025.

Lori Anita Moore Bartley 11/13/2025
Notary Public Lori Anita Moore Bartley

My Commission Expires: 08/25/2029



Electronically signed and notarized online using the Proof platform.

File #: 8263-25NASH-TN
RECORD & RETURN TO:
CLOSED NASHVILLE, LLC
278 Franklin Road, Suite 160
Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 11/13/25 (date of document).

Affiant Signature

11/17/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17th day of November, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY SEAL

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON