Karen Johnson Davidson County
Batch# 1405898 DEEDWARR
04/15/2026 01:30:30 PM 4 pgs
Fees: $23.00 Taxes: $1,109.63
20260415-0030902

WARRANTY DEED

ALLI PINKSTON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$299,900.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southern Estates Title & Escrow, LLC, 554 Franklin Road, Suite 103, Franklin, TN 37069

File No.: 26-0089

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Evan W. Farrell and Monica Farrell	**New owner**	102-04-0C-023.00-CO
(NAME)	(NAME)	
6411 Charlotte Road Circle, Unit 307		
(ADDRESS)	(ADDRESS)	
Nashville TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Ninety-Nine Thousand Nine Hundred And No/100 Dollars ($299,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ALEKSA CHASE ALDEN, FORMERLY KNOWN AS ALEKSA CHASE LOCH, AND LORELEI KARZEN, FORMERLY KNOWN AS LORELEI KARZEN LOCH, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EVAN W. FARRELL, UNMARRIED, AND MONICA FARRELL, UNMARRIED, JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 307 as specified on the Plat shown in the Declaration of Covenants, conditions and Restrictions, on the Plan of Flats at West Meade, a Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27-101 et.seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Flats at West Meade, a Condominium Development, of record in Instrument No. 20191029-0111038 and amended in Instrument No. 20201008-0117351, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Flats at West Meade, a Condominium Development, for Placement of Units, as shown on Exhibits "C-1" and "C-2" to the Declaration of record in Instrument No. 20191029-0111038, amended in Instrument No. 20201008-0117351, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Aleksa Chase Loch, an unmarried woman, and Lorelei Karzen Loch, a married woman, as joint tenants with right of survivorship, by Warranty Deed from Craighead Partners, LLC, a Tennessee limited liability company, of record in Instrument No. 20210309-0030677 Register's Office for Davidson County, Tennessee, dated March 8, 2021 and recorded on March 9, 2021.

John Benjamin Alden, spouse of Aleksa Chase Alden, joins in this conveyance for any marital interest he may have in subject property.

unimproved ☐
This is improved ☑ property, known as 6411 Charlotte Road Circle, Unit 307, Nashville, TN 37209
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this 13th day of April, 2026.

Aleksa Chase Alden

Lorelei Karzen

STATE OF ILLINOIS
COUNTY OF KANE

On this 13th day of April, 2026, before me personally appeared Aleksa Chase Alden and Lorelei Karzen to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Geneva, Illinois, this 13th day of April, 2026.

Notary Public

My Commission expires: 8/29/26

SUSAN J BARUCCA
Official Seal
Notary Public - State of Illinois
My Commission Expires Aug 29, 2026

X _____
John Benjamin Alden

STATE OF ILLINOIS
COUNTY OF Cook

On this 10th day of April, 2026, before me personally appeared John Benjamin Alden to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal at Northbrook, Illinois, this 10th day of April, 2026.

_____
Notary Public

My Commission expires: 10/03/2027

Notary Public State of Illinois
Official Seal
James W Storz
Comm. # 902182
My Commission Expires 10/3/2027

Certificate of Authenticity

I, Alli Pinkston, 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

Date
April 10, 2026

Affiant Signature

Date
4/15/26

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15 day of April, 26.

Notary's Signature

My Commission Expires: May 8, 2029
Date

Notary's Seal (if on paper)

Ashley Sisco
Notary Public
State of Tennessee
Davidson County

202604150030902