Karen Johnson Davidson County
Batch# 354034 DEEDWARR
02/05/2020 12:34:30 PM 4 pgs
Fees: $23.00 Taxes: $1,590.63
20200205-0013486

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-0049

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $429,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 3 day of February, 2020

Notary Public

ANDREW GREGORY WINNICK
Notary Public - California
Los Angeles County
Commission # 2311119
My Comm. Expires Oct 31, 2023

Commission Expires: 10/31/23

Address of New Owner	Send Tax Bills To:	Map & Parcel
Platinum Investment Group 5809 Morrow Road C Nashville, TN 37209	New Owner	091-06-1G-001.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Rachel Ann Gerlits, a single woman and Francis P. Gerlits, a married man, as tenants in common with the rights of survivorship

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Platinum Investment Group

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:

A certain townhome located in Davidson County, Tennessee, being Unit No. C of 5809 Morrow Road Lot 1 Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration establishing 5809 Morrow Road Lot 2 Townhomes of record in Instrument Number 20170202-0011477, as amended in Instrument No. 20171214-0127429, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; said Unit being depicted on Plot Plan incorporated into Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Declaration.

Being the same property conveyed to Rachel Ann Gerlits, a single woman and Francis P. Gerlits, a married man, as tenants in common with the rights of survivorship by Warranty deed from Jeff Kirby, married of record in Instrument No. 20171227-0130997 Register's Office for Davidson County, Tennessee, dated December 21, 2017 and recorded on December 27, 2017. Subject property having never been the primary residence of the Spouse of Francis P. Gerlits.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5809 Morrow Road, C, 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 GRANTEES, their heirs and assigns forever; and we so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 4th day of February, 2020.

Rachel Ann Gerlits

STATE OF California
COUNTY OF Los Angeles

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

Witness my hand and official seal at Manhattan Beach (city), California (state) this 3 day of February, 2020.

ANDREW GREGORY WINNICK
Notary Public - California
Los Angeles County
Commission # 2311119
My Comm. Expires Oct 31, 2023

Andrew Winnick
Notary Public
My Commission Expires: 10/31/23

(Notary Seal)

Dated this the 3rd day of February, 2020.

Francis P. Gerlits

STATE OF Florida
COUNTY OF Hillsborough

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

Witness my hand and official seal at Tampa (city), Florida (state) this 3rd day of February, 2020.

Notary Public State of Florida
Paul D Joseph
My Commission GG 182342
Expires 02/04/2022

Notary Public
My Commission Expires: 02/04/2022

(Notary Seal)

True Copy Certification

I, **Jennifer Pennell**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

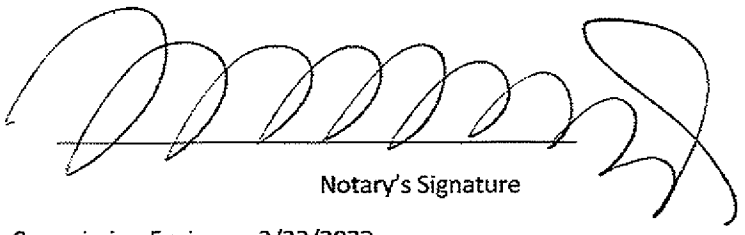


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 2/22/2022

