Karen Johnson Davidson County
Batch# 586306 DEEDWARR
03/08/2021 09:31:30 AM 2 pgs
Fees: $13.00 Taxes: $277.50
20210308-0029777

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

R. W. HARDISON STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 02-25-2023

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC Commercial, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Thomas V Green	Thomas V Green	147-02-0B-097.00
(NAME) 5284 Village Trace	(NAME) 5284 Village Trace	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Erick Gilbertson**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Thomas V Green**, 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:

Land in Davidson County, Tennessee, being Condominium Apartment Unit No. E-115 as specified on the Plat shown on the Plan of Caldwell Court Condominiums, a Horizontal Property Regime, created under T.C.A. Section 66-27-101, *et seq.*, as most recently amended, as established by a Master of record in Book 6188, Page 744 and amended in Instrument No. 20070509-055551 and Instrument No. 20071011-0120947 in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto and Exhibit A-1 for a more complete identification and description of such unit and together with the undivided and appurtenant interest in the common elements, to which reference is hereby made for a more complete legal description.

Being a portion of the same property conveyed to Erick Gilbertson, unmarried, by Warranty Deed from Charles T. Henson, married, dated September 6, 2019 and filed September 11, 2019 of record in Instrument No. 20190911-0091821 in the Register's Office of Davidson County, Tennessee.

The above-described property is the same property contained in the prior deed or as shown on the prior plats and no new survey is available.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar statute.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 550 Harding Place , Unit E115, Nashville, TN 37211

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 30 day of March, 2021.

X _____
Erick Gilbertson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Erick Gilbertson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 30 day of March, 2021.

_____
Notary Public

My Commission Expires: True Copy Certification

R. W. HARDISON STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 02-25-2023

(SEAL) I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

_____

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____

Warran COM-2102109FC

My Commission Expires: 7/22/2022

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC

202103080029777