THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210434659

Karen Johnson Davidson County
Batch# 633730 **DEEDWARR**
05/18/2021 11:28:29 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20210518-0066902

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $450,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of May, 2021.

Notary Public
My Commission Expires:

ABIGAIL WOODARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
CNC Properties, LLC.	CNC Properties, LLC.	Tax Parcel ID No.
6001 Andover Dr.	6001 Andover Dr.	129 12 0 019.00
Nashville, TN 37215	Nashville, TN 37215	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Estate of Edgar A. Gossard** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **CNC Properties, LLC, a Tennessee limited liability company** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 213 on the Plan of Section 1 Warner Park Valley, of record in Book 3600, Pages 12, 13 and 14, Register's Office for Davidson County, Tennessee.

Said Lot No. 213 fronts 95 feet on the Easterly side of Percy Drive and runs back 217.8 feet on the Northerly line and 170.65 feet on the Southerly line to a dead line measuring 138 feet thereon.

Being the same property conveyed to Edgar A. Gossard and wife, Sarah D. Gossard, by Warranty Deed from Bruce Batson and wife, Cathrin P. Batson of record in Book 4186, Page 459, in the Register's Office of Davidson County, Tennessee, dated October 31, 1967 and recorded on November 3, 1967. Sarah D. Gossard died on February 11, 2017, her interest having passed to Edgar A. Gossard as the surviving tenant by the entirety and Edgar A. Gossard died on October 10, 2019. Last Will and Testament of Edgar A. Gossard filed in the Seventh Circuit for Davidson County, Tennessee, Probate Division, under Docket No. 19P2209. Last Will and Testament of Edgar A. Gossard specifically empowers, Leigh Gossard Voyles as the Executrix of the Estate of Edgar A. Gossard to convey real property.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of DAVIDSON taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section 1 Warner Park Valley, as recorded in Plat Book 3600, Page(s) 12, 13 and 14.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3466, Page 89, as amended in Book 3534, Page 128, Book 3577, Page 511, Book 3702, Page 465, Book 3770, Page 81.

Easement for the flow of the waters of the Vaughns Gap Branch river (or creek), and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the Vaughns Gap Branch river (or creek), free from diminution or pollution.

This is improved property located at 6307 Percy Drive Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of May, 2021.

The Estate of Edgar A. Gossard

By: Leigh Gossard Voyles, EXECUTRIX

Leigh Gossard Voyles, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Leigh Gossard Voyles with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Executrix of the Estate of Edgar A. Gossard, the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 17th day of May, 2021.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022