STATE OF Tennessee }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00

Lizy Hicks
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 24 DAY OF May 2021.

NOTARY PUBLIC

GREGORY RAY LIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 8/7/2024

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 21030046

Address of New Owner
Charles H. Gairhan, Trustee, or his successors in interest, and Charles H. Gairhan, Tennessee Qualified Trustee, or his successors in interest, of the Gairhan Living Trust dated September 24, 2019, and any amendments thereto
3143 Bedford Lane
Germantown, TN 38139

Send Tax Bills To:
Same

Tax Information:
104-02-4A-302.00 CO

Karen Johnson Davidson County
Batch# 644017 DEEDWARR
05/25/2021 03:08:40 PM 2 pgs
Fees: $13.00 Taxes: $1,646.50

20210525-0071003

Warranty Deed

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 and sufficiency of all of which are hereby acknowledged, **Tracy Oliver and wife, Joleen Oliver,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Charles H. Gairhan, Trustee, or his successors in interest, and Charles H. Gairhan, Tennessee Qualified Trustee, or his successors in interest, of the Gairhan Living Trust dated September 24, 2019, and any amendments thereto,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

A certain condominium unit in Davidson County, Tennessee, being Unit No. 302 of the 3102 West End Circle Condominiums as established by the Master Deed of record as Instrument No. 20050405-0037200, as amended, in the Register's Office for Davidson County, Tennessee, under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, said Unit No. 302 being shown as part of Exhibits "E-1" and "E-2" of said Master Deed.

Being the same property conveyed to Tracy Oliver and wife, Joleen Oliver, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated 12/08/2006 and recorded on 12/12/2006 in Instrument No. 20061212-0153472, Register's Office for Davidson County, Tennessee.

This is property generally located:
3102 West End Circle, Unit 302, Nashville, TN 37203

SUBJECT TO THE FOLLOWING:

1. 2021 Taxes have been prorated and have been assumed by and are the responsibility of Grantee. Easement, setbacks and all other matters shown on the Plat of record at Instrument No. 20060616-0072004, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.
2. Master Deed of record as Instrument No. 20050405-0037200, amended by Instrument No. 20060419-0044895, Instrument No. 20061018-0129536, Instrument No. 20150729-0074422, Instrument No. 20160415-0036024, and Instrument No. 20170203-0011874, said Register's Office.

3. Restrictive Covenants contained in instrument of record in Book 571, Page 465, and Book 647, Page 310, said Register's Office.
4. Storm Water Detention Agreement of record as Instrument No. 20050630-0075316, and Instrument No. 20060911-0111952, said Register's Office.
5. Easements for Sanitary Sewers and/or storm drainage, water mains, pumps and appurtenances of record by Instrument No. 20050715-0082454, Instrument No. 20050715-0082455, and Instrument No. 20060912-0112730, said Register's Office.
6. Easement granted to BellSouth Telecommunications, Inc. of record as Instrument No. 20060629-0078073, said Register's Office.
7. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL-2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Tracy Oliver and Joleen Oliver** has/have caused this instrument to be executed, this the 24 day of May, 2024.

Tracy Oliver

Joleen Oliver

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Tracy Oliver and Joleen Oliver,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 24 day of May, 2024.

My commission Expires: 8/27/22

NOTARY PUBLIC

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY