WARRANTY DEED

Karen Johnson Davidson County
Batch# 728238 DEEDWARR
10/01/2021 08:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20211001-0132020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF Sept., 2021

Notary Public

MY COMMISSION EXPIRES: 10.20.2024

(AFFIX SEAL)

BROOKE BERGERON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-20-2024

MST 2021-1481

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Matthew Sloas	GSF Mortgage Corporation, a Corporation	141-06-0D-093.00-CO
(NAME)	(NAME)	
3309 Harpeth Springs Drive	15430 W. Capitol Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Brookfield, WI 53005	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Ashley Read, a married woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Matthew Sloas, a single man,** 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 Unit No. 93 on the Plan of Horizontal Property Regime, Private Element Plat, Riverbridge Community, a Planned Unit Development, of record in Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert J. Kerpka and Angela Darah Kerpka, husband and wife by Warranty deed from Jason Axt, a married man and Meredith Axt, his wife of record in Instrument No. 20140516-0042087 Register's Office for Davidson County, Tennessee, dated May 15, 2014 and recorded on May 16, 2014.

Being the same property conveyed to Ashley Read, a single woman by Warranty deed from Robert J. Kerpka and Angela Darah Kerpka, husband and wife of record in Instrument No. 20200121-0007253 Register's Office for Davidson County, Tennessee, dated January 17, 2020 and recorded on January 21, 2020.

The subject property is not now nor ever has been Grantors marital primary residence.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2021, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee. All matters shown on the Boundary Plat of record in Instrument No. 20020709-0082561, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20030205-0016032, as amended in Instrument No. 20050520-0056889, Register's Office for Davidson County, Tennessee. By-Laws for HOA of record in Instrument No. 20030218-0020987, Register's Office for Davidson County, Tennessee. Charter for HOA of record in Instrument No. 20030218-0020986, Register's Office for Davidson County, Tennessee. Quitclaim Deed

to HOA in of record in Instrument No. 20030303-0027398, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20030205-0016044, Instrument No. 20030303-0027396 and Instrument No. 20030806-0111893, Register's Office for Davidson County, Tennessee. By-Laws of Riverbridge Homeowners Association, Inc. of record in Instrument No. 20030218-0020999, Register's Office for Davidson County, Tennessee. Charter of Riverbridge Homeowners Association, Inc. of record in Instrument No. 20030218-0020998, Register's Office for Davidson County, Tennessee. Right of Way for N C & St. L Railway of record in Book 1298, Page 244, Register's Office for Davidson County, Tennessee.

This property, known as 3309 Harpeth Springs Drive, Nashville, TN 37221
(House Number) (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 my/our hand(s) this 30th DAY OF SEPTEMBER, 2021.

Ashley Read

Ashley Read

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Ashley Read, a married woman, 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.

Witness my hand and official seal at office, this 30th day of September, 2021.

Notary Public

My commission expires: 4/24/23

Amelia Swanson
State of Tennessee Notary Public
Williamson County
(SEAL)

True Copy Certification

I, Yvette Meldrum, 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 9/29/21, 2021.

Affiant Signature _____

September 29th, 2021

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 29th day of September 2021.

_____
Notary's Signature

MY COMMISSION EXPIRES: 4/24/23

