Karen Johnson Davidson County
Batch# 733448 DEEDWARR
10/11/2021 09:36:30 AM 4 pgs
Fees: $23.00 Taxes: $6,105.00
20211011-0136111

WARRANTY DEED

TIFFANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF October, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/2/2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2021-GTE-857

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Carol A. King		117 13 0B 180.00
(NAME) 1004 Greenwich Park	(NAME) Same as owner	
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(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, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **David M. Gabrielsen, Trustee, or any Successors in trust, under the David M. Gabrielsen Declaration of Trust Dated July 1, 1999 and any amendments thereto, a revocable Trust** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Carol A. King, an unmarried woman** (the "**Grantee**"), his heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A" attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2021 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 1004 Greenwich Park, Nashville, TN 37215.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee, her heirs and assigns, in fee simple forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with

Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee, her heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 5th day of October, 2021.

GRANTOR:

David M. Gabrielsen Declaration of Trust dated July 1, 1999

By: _____, Trustee
David M. Gabrielsen, Trustee

STATE OF Ohio)
COUNTY OF Cuyahoga

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared David M. Gabrielsen, Trustee of David M. Gabrielsen Declaration of Trust dated July 1, 1999, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 5 day of October, 2021.

Angela M Pucky
Notary Public

My Commission Expires: 04/21/2024

NOTARIAL SEAL STATE OF OHIO

Angela M. Pucky
Notary Public, State of Ohio
My Commission Expires
April 21, 2024

EXHBIT "A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being Lot No. 1004 on the Plan of Abbottsford Phase 2, a Planned Unit Development, Revision I of record in Plat at Instrument No. 20010502-0044874, and Corrected in Instrument No. 20020306-0027572 and Instrument No. 20020828-0104512 and Instrument to Amend Final Subdivision Plat filed in Instrument No. 20080226-0018820, in the 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 David M. Gabrielsen by Warranty Deed from Barbara Lyndsay Bennett, unmarried, of record in Instrument No. 20140422-0033907, in the Register's Office of Davidson County, Tennessee, dated April 21, 2014 and recorded on April 22, 2014.

Being the same property conveyed to David M. Gabrielsen, Trustee, or any Successors in trust, under the David M. Gabrielsen Declaration of Trust Dated July 1, 1999 and any amendments thereto, a revocable trust by Warranty Deed from David M. Gabrielsen, a married man, joined by his spouse, Peggy Gabrielsen of record in Instrument No. 20200213- 0016723, in the Register's Office of Davidson County, Tennessee, dated February 06, 2020 and recorded on February 13, 2020.

TRUE COPY CERTIFICATION

I, Tifphany Wilson, 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 October 7, 2021.

Signature
Date: October 7, 2021

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

On this 7th day of October, 2021 personally appeared before me, a notary public for the State aforesaid, Tifphany Wilson, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 03/15/2025

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD