Karen Johnson Davidson County
Batch# 752990 DEEDWARR
11/10/2021 11:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,374.55
20211110-0150304

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $371,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 10/29/2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11-5-2024

LORI PATTERSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-4664

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
William J. Newell, Jr. and Tanish A. Newell	**William J. Newell, Jr. and Tanish A. Newell**	093-06-1J-066.00-CO
415 Church Street #1404	415 Church Street #1404	
Nashville, TN 37219	Nashville, TN 37219	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

D. Scott Gauch, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William J. Newell Jr. and wife Tanish A. Newell

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain Condominium Apartment known as Unit No. 1404 of the horizontal property regime of Viridian Condominium pursuant to Master Deed of record as Instrument Number 20061004-0122833 and Addendum of record in Instrument No. 20061004-0122834, Instrument No. 20070711-0082578, Instrument No. 20100616-0046702, Instrument No. 20111006-0077592, and Instrument No. 20140128-0007721 and 201710020100849 and Instrument No, 201805100045059 and Instrument No. 20210316-0034923 and Instrument No. 20210504-0059486 and Instrument No. 20210527-0071781 and Instrument No. 20210224-0022602, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to D. Scott Gauch, unmarried by Warranty deed from Viridian Development Company, LLC, a Tennessee limited liability company of record in Instrument No. 20061020-0130744 Register's Office for Davidson County, Tennessee, dated October 19, 2006 and recorded on October 20, 2006. Being also known as 415 Church Street #1404 1404 Nashville, Tennessee 37219. Property address being provided for informational purpose only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 415 Church Street #1404 Nashville, TN 37219

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on October 29, 2021.

D Scott Gauch

D. Scott Gauch

STATE OF Virginia

COUNTY OF Loudoun

Personally appeared before me, **by audio-visual communication**, the undersigned, an online Notary Public for the State and County the aforesaid, D. Scott Gauch, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this October 29, 2021.

Notary Public : Gloria Asare

My Commission Expires: 12/31/2024

Registration No: 7901547

Gloria Asare

REGISTRATION NUMBER
7901547
COMMISSION EXPIRES
December 31, 2024

File #: 2021-4664

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

Notarized online using audio-video communication

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or 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 10-29, 2021.

Affiant
Date: November 5, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 5 day of November 2021.

Notary Public

My Commission Expires: 11/5/2024

JESSICA FRENKEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY