Karen Johnson Davidson County
Batch# 767631 **DEEDWARR**
12/03/2021 03:35:24 PM 3 pgs
Fees: $18.00 Taxes: $3,178.30

20211203-0161019

WARRANTY DEED

HUBREGSEN-T21208

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $859,000.00 .

Affiant

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

Brian D. Mitchell

(Affix Seal) Notary Public

My Commission Expires: _____

BRIAN MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2023

THIS INSTRUMENT WAS PREPARED BY and ~~PLEASE RETURN TO~~:
TITLE SOLUTIONS, LLC
111 Maple Row Blvd.
Hendersonville, TN 37075

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Thomas Xavier Hubregsen and Susan Ann Hubregsen, husband and wife	New Owner	082-05-0T-002.00 CO
315 Garfield Street	6641 Georges Hill Rd	
Nashville, TN 37208	Southbury, CT 06488	

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 consideration, the receipt of which is hereby acknowledged, I/we, SCOTT GORLEY AND TINA GORLEY, HUSBAND AND WIFE AND AND CHEYANNE GORLEY, AN UNMARRIED WOMAN, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto THOMAS XAVIER HUBREGSEN AND SUSAN ANN HUBREGSEN, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that 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. 2 on the Plan of Fourth and Garfield, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Protective Covenants, Conditions and Restrictions of for Fourth & Garfield, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20150807-0079079, as amended in Instrument Nos. 20161228-0136094 and 20170810-0081961, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of 4th & Garfield, Horizontal Property Regime with Private Elements, shown on Exhibit "B" to the Declaration of Protective Covenants of record in Instrument No. 20150807-0079079, as amended in Instrument Nos. 20161228-0136094 and 20170810-0081961, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

BEING the same property conveyed to Scott Gorley and Tina Gorley, husband and wife and Cheyanne Gorley, an unmarried woman, joint tenants with rights of survivorship by Warranty Deed from Jennifer House, a single woman dated 6/5/2020 and filed for record on 6/8/2020 in Instrument No. 202006080058517, in Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on the plat of record in Plat Book 21, page 7, McGavock Addition, said Register's Office, including any and all revisions, corrections and or amendments thereto of record in Instrument No. 201708100081961.

Subject to restrictive Covenants of record in Instrument No. Book 201508070079079, said Register's office, including any revisions/amendments/corrections recorded in Instrument No 201612280136094 and Instrument No.201708100081961.

Subject to HOA Charter of record in Instrument No. 201508070079074.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
File #: G-P-21-315

Subject to Stormwater agreement in Instrument No. 201506180058167.

Subject to Street Right-Of-Way in Instrument No. 201506160057138.

Subject to Public Utility Easement in Instrument No. 201506240060386.

( ) unimproved
This is(X) improved property known as 315 Garfield Street, Nashville, Tennessee 37208.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 24 day of November, 2021 :

Cheyanne Gorley

STATE OF ~~TENNESSEE~~ Ohio
COUNTY OF ~~SUMNER~~ Mahoning

Personally appeared before me, a Notary Public in and for said County and State, the within named CHEYANNE GORLEY, AN UNMARRIED WOMAN the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this 24 day of November, 2021.

Notary Public

My Commission Expires: DIANE K. BEHMER, Notary Public
~~State of Ohio~~
My Commission Expires July 29, 2026

NOTARIAL SEAL • OHIO

Witness my/our hand(s) this 24 day of November, 2021 :

Scott Gorley

Tina Gorley

STATE OF Ohio

COUNTY OF Mahoning

Personally appeared before me, a Notary Public in and for said County and State, the within named SCOTT GORLEY AND TINA GORLEY, HUSBAND AND WIFE the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this 24 day of November, 2021.

Notary Public

My Commission Expires: DIANE K. BEHMER, Notary Public
State of Ohio
My Commission Expires July 29, 2026