WARRANTY DEED

Karen Johnson Davidson County
Batch# 779528 **DEEDWARR**
12/23/2021 02:14:03 PM 2 pgs
Fees: $13.00 Taxes: $2,031.30

20211223-0169992

BS-BMR-21-3134-103

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $549,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/5/25
(AFFIX SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires on 5/5/2025

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jason Gause and Sarah Gause	**Sierra Pacific Mortgage**	
(NAME)	(NAME)	
3134 Long Blvd #103	**1180 Iron Point Road, Suite 200**	**104-02-0U-001.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	**Folsom, CA 95630**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **CARSON HART,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JASON GAUSE AND SARAH GAUSE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain Condominium in Nashville, Tennessee being Unit No. 103 (B-1) of the Long Boulevard Townhome Condominiums, as established by Master Deed of record in Instrument No. 20030228-0027108, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being the same property conveyed to Carson Padgett, unmarried woman by Warranty deed from Nathan Eric Grega-Larson and Josephine McGrath, husband and wife of record in Instrument No. 20161007-0106378 Register's Office for Davidson County, Tennessee, dated October 6, 2016 and recorded on October 7, 2016. (Value of consideration shown in aforementioned deed $290,000.00.) Being also known as 3134 Long Blvd #103 103 Nashville, Tennessee 37203.

This conveyance is subject to:
- Taxes for the year 2021, a lien due and payable, but not delinquent.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Long Boulevard Townhome Condominiums of record in Instrument Number 20030228-0027108, Register's Office for Davidson County, Tennessee.
- Charter of Long Boulevard Townhome Condominiums HOA of record in Instrument Number 20030205-0016256, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3134 Long Blvd #103, Nashville, Tennessee 37203**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 21 DAY OF DECEMBER, 2021.

Carson Hart by PH

Carson Hart by Paul Hinman, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL HINMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CARSON HART, and who acknowledged he/she/they executed the same as the free act and deed of the said CARSON HART.

Witness my hand and official seal, this the 23rd of December, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212