Karen Johnson Davidson County
Batch# 788739 DEEDWARR
01/12/2022 01:09:30 PM 5 pgs
Fees: $28.00 Taxes: $1,924.00
20220112-0004408

Prepared By:	Record and Return To:	Mail Tax Statements to:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	Sirva Mortgage, Inc. 6200 Oak Tree Blvd. Ste. 300 Independence, OH 44131	Janith M. Gannon and Frank Gannon 238 31st Avenue North Nashville, TN 37203

Order Number: 2021-4989-D1

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Grant McFarland, a married man, Lawson Hardwick, a married man, and Derek Gunn, a married man**, for Five Hundred Twenty Thousand Dollars and 00/100 ($520,000.00) and other valuable consideration paid, warrants the title against all persons claiming whomsoever and does hereby convey unto the Grantee(s), **Janith M. Gannon and Frank Gannon, Wife and Husband**, whose address is 238 31st Avenue North, Nashville, TN 37203, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Unit No. 238, together with appurtenant interest in the common elements of The Row at 31st Condominiums, a horizontal property regime established by Master Deed, of record in Instrument No. 20030430-0057670, corrected in Instrument No. 20040203-0012935, Instrument No. 20040206-0014724, amended in Instrument No. 20040615-0070764, Instrument No. 20040915-0111215, and Instrument No. 20080425-0042359, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Row at 31st Condominiums, of record in Instrument No. 20030430-0057670, corrected in Instrument No. 20040203-0012935, addendum in Instrument No. 20040206-00147124 and amended in Instrument No. 20040615-0070764, Instrument No. 20040915-0111215, and Instrument No. 20080425-0042359, Register's Office for Davidson County, Tennessee.

Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.

Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage of record in Instrument No. 20021011-0125352, Register's Office for Davidson County, Tennessee.

Storm water detention agreement of record in Instrument No. 20020910-0109699. Register's Office for Davidson County, Tennessee.

All matters appearing on the Plan of record as Book 57, Page 114, Register's Office for Davidson County, Tennessee.

All easements, restrictions and matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 104 02 0 X 238 00CO
Street address of property: 238 31st Avenue North, Nashville, TN 37203
Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. _202201120004407___ in the Register's Office, Davidson County, Tennessee.

202201120004408

By signing below, the grantor Grant McFarland is confirming that this property is not and has not ever served as the homestead property for Grant McFarland or his spouse.

By signing below, the grantor Lawson Hardwick is confirming that this property is not and has not ever served as the homestead property for Lawson Hardwick or his spouse.

By signing below, the grantor Derek Gunn is confirming that this property is not and has not ever served as the homestead property for Derek Gunn or his spouse.

Signed this 3rd day of January, 2022.

Signature of Grantor(s):

Grant McFarland

Lawson Hardwick

Derek Gunn

DIONNE CARVER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
Dec 21, 2024
COUNTY OF WILLIAMSON

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 3rd day of January, 2022 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Grant McFarland, Lawson Hardwick, and Derek Gunn, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

Property Address: 238 31st Avenue North, Nashville, TN 37203
Tax Parcel: 104 02 0 X 238 00CO

Grant McFarland
Lawson Hardwick

Oath of Consideration

I or we, Derek Gunn, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $520,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 3rd day of December, 2022.

Signatures of Affiant(s):

Sworn and subscribed before me this 3rd day of January, 2022

Notary Public

DIONNE CARVER
TENNESSEE NOTARY PUBLIC
My Comm Exp. Dec 21, 2024
COUNTY OF WILLIAMSON

PCL 2021-4989DWAR01020404

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 January 3, 2022.

J. Carlton Drumwright

January 3, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on January 3, 2022.

Notary

My Commission Expires: 12/18/22

