Karen Johnson Davidson County
Batch# 845770 DEEDWARR
04/26/2022 11:24:30 AM 3 pgs
Fees: $18.00 Taxes: $7,659.00
20220426-0047878

WARRANTY DEED

KATHERINE VINCENT STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/03/2025 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,070,000.00

Stephanie Woodall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF April, 2022.

Katherine Vincent
Notary Public

MY COMMISSION EXPIRES: 3-3-2025
(AFFIX SEAL)

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

File No.: 2022-GTE-146

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Greenwich Park, LLC	New Owner	117 13 0B 180.00
(NAME) PO Box 27	(NAME) Same as Owner	
(ADDRESS) Cookeville, TN 38501	(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, **Carol A. King, an unmarried woman** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Greenwich Park, LLC, a Tennessee Limited Liability Company** (the "**Grantee**"), her 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 2022 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, their 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-VRES-22-1004

Grantor further covenants and binds herself, and her heirs and assigns, to warrant and forever defend the title to the Property to Grantee, their 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 ____ day of April, 2022.

GRANTOR:

Carol A. King

Carol A. King

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Carol A. King, 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 20 day of April, 2022.

Notary Public

My Commission Expires: 5/2/2022

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

EXHIBIT "A"

DESCRIPTION OF THE PROPETY

Land in Davidson County, Tennessee, being Lot No. 1004 on the Plan of Abbottsford Phase 2, a Planned Unit Development, Revision 1 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. Also see Affidavit of Trust recorded in Instrument No. 20200213-0016724, in the Registers office of Davidson County, Tennessee.

Being the same property conveyed to Carol A. King, an unmarried woman, by Warranty Deed from 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, of record in Instrument No. 20211011-0136111, in the Register's Office of Davidson County, Tennessee, dated October 05, 2021 and recorded on October 11, 2021.