Karen Johnson Davidson County
Batch# 856354 DEEDWARR
05/17/2022 09:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20220517-0056399

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-22-2041

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Carmen Coats
Affiant

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 6th day of May, 2022

Eliza Whitfield
Notary Public

Commission Expires: 5-5-2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
Clifford Gephart and Carla Gephart 1112 Clifton Lane #24 Nashville, TN 37204	New Owner	118-09-0D-024.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Alexandra B. Price, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Clifford Gephart and Carla Gephart, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 24, Glendale Condominiums, as Established under Master Deed as Exhibit "C", of record in Instrument No. 20080104-0001233, in the Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more Particular description of said unit.

Being the same property conveyed to Alexandra B. Price, an unmarried woman, by Warranty Deed from James U. Rust IV of record in Instrument No. 20111129-0092775 Register's Office for Davidson County, Tennessee, dated November 25, 2011 and recorded on November 29, 2011.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1112 Clifton Lane #24, Nashville, TN 37204

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, their heirs and assigns forever; and we so covenant with 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 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 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.

Dated this the 6th day of May, 2022.

Alexandra B. Price

Alexandra B. Price

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
KP

On this 6th day of May, 2022, before me personally appeared Alexandra B. Price, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of May, 2022.

Kaylie Payne

Notary Signature
My commission expires:

KAYLIE PAYNE
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 9, 2025
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven T. Mortis, 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 05/09/2022 ____ (date of ~~document~~).

Affiant Signature

05/09/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 9 day of May, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL
MY COMMISSION EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025