NEW OWNER:
ALYSSA MASSMAN
110 RIVERSTONE DRIVE
NASHVILLE, TN 37214

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 22-0716

Map & Parcel
085140A110.00

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 860763 DEEDWARR
05/23/2022 02:29:30 PM 4 pgs
Fees: $23.00 Taxes: $1,369.00
20220523-0059744

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Seventy Thousand and 00/100 Dollars ($370,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **MICHAEL GASS, unmarried,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **ALYSSA MASSMAN, an unmarried woman** ("Grantee"), her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Unit No. 110 on the Plan of Phase One, Riverstone Condominium Plat, as shown on the plat of the same of record in Plat Book 6200, Page 466, as amended in Plat Book 6900, Page 317, in the Register's Office for Davidson County, Tennessee. Together with the common elements and limited common elements appurtenant thereto pursuant to Master Deed, of record in Book 6998, Page 839; as amended in Book 7245, Page 211; Book 11016, Page 159, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to MICHAEL GASS, an unmarried man by Warranty Deed from Terri Williams Nutter, unmarried, dated December 6, 2016, and of record in Instrument No. 20161209-0129409, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **110 RIVERSTONE DRIVE, NASHVILLE, TN 37214**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 6900, Page 317, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given on or before May 31, 2022 at 5:00 P.M.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 16th day of May, 2022.

MICHAEL GASS

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **MICHAEL GASS**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of May, 2022.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 01, 2026

202205230059744

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The actual consideration or value, whichever is greater, for this transfer is **$370,000.00.**

AFFIANT

Sworn to and subscribed to before me this 16th day of May, 2022.

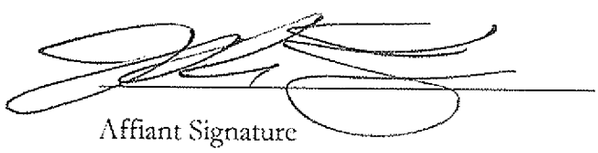
NOTARY PUBLIC

My commission expires: _____

MEGAN DUPRIEST
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Joshua A. Terry, 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 5/16/22.



Affiant Signature

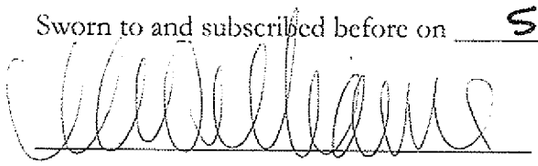
5/18/22

Date

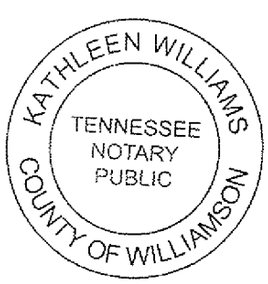
State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/18/22.



Notary Public



My Commission Expires: 5.23.23