WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 7 09 24

(AFFIX SEAL)

THOMAS VORHOLT II NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

W-CRE-22-21-87

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)
Monica Gerbic	New Owner	
(NAME)	(NAME)	**129-15-0A-087.00-CO**
21 Vaughns Gap #87		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **JILL BRANYAN, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MONICA GERBIC, UNMARRIED,** 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:

Land in Davidson County, Tennessee, being Unit No. 87 of Belle Meade Highlands Condominium created Under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws of record in Master Deed 7091, page 302, in the Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1of said Master Deed. Reference is hereby made to the Plat of Belle Meade Highlands Condominium as set forth in Exhibit A-2 for a more complete identification and description of such Unit.

Being the same property conveyed to Jill Branyan, a single woman by Warranty Deed from Teresa Kay Sayle of record in Instrument No. 20220209-0015243 Register's Office for Davidson County, Tennessee, dated February 04, 2022 and recorded on February 09, 2022.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- Master Deed establishing a Horizontal Property Regime of Belle Meade Highlands Condominiumof record in Book 7091, Page 303, amended in Instrument 20080424-0042111, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 7091, Page 351, amended in Instrument 20071025-0126213, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 7102, Page 223, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 11000, Page 273, in the Register's Office for Davidson County, Tennessee.
- Easements for sanitary sewers and/or storm drainage of record in Book 4816, Page 427, corrected in Book 4881, page 710, in the Register's Office for Davidson County, Tennessee.
- Regulatory Agreement for Multi-Family Housing Projects of record in Book 4550, Page 281, amended in Book 4881, Page 619, 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: **21 Vaughns Gap #87, Nashville, Tennessee 37205**.

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.

Karen Johnson Davidson County
Batch# 862988 **DEEDWARR**
05/26/2022 10:26:50 AM 2 pgs
Fees: $13.00 Taxes: $1,106.30

20220526-0061210

Witness my/our hand(s) this the 13th DAY OF MAY, 2022.

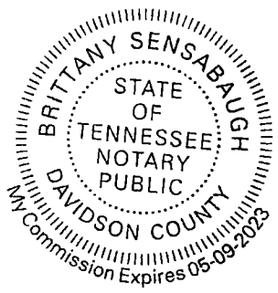
Jill Branyan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JILL BRANYAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of May, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



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