WARRANTY DEED

HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $702,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of June, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

File No. BC-22-2670
Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffery L. Manus and William C. Mays,	NEW OWNER	
(NAME)	(NAME)	
1622 Linden Avenue		104-16-0D-002.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 873427 DEEDWARR
06/17/2022 09:40:41 AM 2 pgs
Fees: $13.00 Taxes: $2,597.40
20220617-0069470

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Michael T. Gacioch and Michelle Renee Gacioch, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeffery L. Manus and spouse William C. Mays,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain Condominium Apartment in Davidson County, TN, Described as Unit No. 2 of Belmont Lofts, a Condominium, a Horizontal Property Regime, Located in Nashville, TN, as shown as exhibit d to the Master Deed of Belmont Lofts, Condominium Apartments, recorded in Instrument No. 20051028-0130475, said Register's Office, together with the Undivided Percentage Interest in the common elements appurtenant to said unit as set forth in said Master Deed, and described in a Master Deed recorded in Instrument No. 20051028-0130475, said Register's Office, to which reference is hereby made. the easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, Co-Owners and tenants of Belmont Lofts, Condominium Apartments contained in the Master Deed recorded in Instrument No. 20051028-0130475, and By-Laws appended thereto as Exhibit C, Register's Office for Davidson County, TN, are incorporated herein by reference and made a pant hereof the same as though copied herein.

Being the same property conveyed to Michael T. Gacioch and wife, Michelle Rene Gacioch by Warranty deed from Charles R. Hargett, unmarried of record in Instrument No. 20131112-0116627 Register's Office for Davidson County, Tennessee, dated November 01, 2013 and recorded on November 12, 2013.

This is property more commonly known as 1622 Linden Avenue, Nashville, TN 37212.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 do 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.

Witness my/our hand this 9th day of June, 2022.

Michael T. Gacioch

Michelle Renee Gacioch

STATE OF New York
COUNTY OF Erie

On this 9th day of June, 2022, before me personally appeared Michael T. Gacioch and Michelle Renee Gacioch, 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 9th day of June, 2022.

Angela M Peterson
Notary Signature
My commission expires: September 27, 2025

Angela M. Peterson
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01PE6422759
Qualified in Erie County
Commission Expires September 27, 2025