Name and Address of New Owner:
Robert Gale and Bryant K. Meltzer
905 Burchwood Ave
Nashville, TN 37216

Send Tax Bills To:
Same as New Owner

Karen Johnson Davidson County
Batch# 897327 DEEDWARR
08/02/2022 10:25:30 AM 3 pgs
Fees: $18.00 Taxes: $185.00
20220802-0087826

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 048-00-0-128

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Charles Thomas Gillihan, a single person**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Robert Gale and Bryant K. Meltzer, a married couple, as tenants by the entirety,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by Cantrell and Morrison, Engineers, June 18, 1962, as follows:

Beginning in the center of Vester Road at the Northwest corner of the property conveyed to Henry M. Vester by deed from William H. Thompson, Jr. and wife, of record in Book 3765, Page 258, Register's Office for said County, being Tract No. 6 as shown on said survey; thence with Vester's Northern boundary line Easterly 160 feet, more or less; thence North 34 degrees 22 minutes East 205.9 feet, more or less; thence Northeasterly 100 feet; thence Westerly 200 feet to the center of Vester Road; thence with the same Southwesterly 100 feet, and South 29 degrees 56 minutes West 200 feet to the beginning.

Being the same property conveyed to Charles Thomas Gillihan, a single person, by Warranty Deed from John Cecil Hamm and wife, Carolyn Louise Hamm, of record in Instrument No. 20130927-0101510 Register's Office for Davidson County, Tennessee, dated September 24, 2013 and recorded on September 27, 2013. (Value of consideration shown in aforementioned deed $35,000.00.)

This is property also known as 4111 Vester Rd., Nashville, TN 37189

Included with property is a Used 1983 Sun Cav Mobile Home with a VIN # of AL5831470ZSN14631.

Affidavit of Affixation of record in Instrument No. 202208020087825, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 1st day of August, 2022.

(SEAL)
Charles T. Gillihan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

SARAH LILE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Witness my hand and seal this 1st day of August, 2022.

Notary Public
My commission expires: 5-5-2025

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $50,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
1st day of August, 2022.

Notary Public
My commission expires: 11/8/22

MELISSA R SHAFFER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

File No. GNT-22-2097

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 8-1-22.

Affiant Signature

8-1-22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 1 day of August, 2022.

Notary Signature

My Commission Expires: 11/8/22

