Karen Johnson Davidson County
Batch# 900745 DEEDWARR
08/09/2022 11:31:30 AM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20220809-0090455

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Jennifer Blazier
4407 Charleston Place Circle
Nashville, TN 37215
SEND TAX BILLS TO:

New Owner

WARRANTY DEED

(Map 130-08-0B; Parcel 014.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **DAVID GEBO AND LISA SLOLEY, husband and wife,** hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **JENNIFER BLAZIER, an unmarried woman,** hereinafter referred to as "Grantee", her heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being Unit No. 4, on the Plan of Condominium Site Plan, Charleston Place, Lot No. 7, of record in Plat Book 6200, Page 81, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description, together with the appurtenant interest in the common elements of Charleston Place, a horizontal property regime established by Master Deed of record in Book 5965, Page 880, as amended in Book 6071, Page 499 and made applicable by Supplemental Declaration of record in Book 6336, Page 878, said Register's Office.
>
> BEING the same property conveyed to David Gebo and Lisa Sloley, husband and wife, by Warranty Deed from Ethan Zuhl and Laura G. Zuhl, husband and wife, dated August 9, 2021 and filed of record at Instrument No. 20210812-0109149, in the Register's Office for Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 4407 Charleston Place Circle, Nashville, TN 37215.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns, forever.

Grantors covenant with the said Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the

same is unencumbered except as noted herein, and for the 2022 real property taxes which will be prorated at closing and paid by the Grantee.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hands and signatures on this the 5th day of August, 2022.

David Gebo

Lisa Sloley

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Gebo and Lisa Sloley, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of August, 2022.

Notary Public

My Commission Expires: 8-19-23

(SEAL)

MARY FUGITT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,100,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 8th day of August, 2022.

Notary Public

My commission Expires: 03/01/2025

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

File No. GTS1-2022-395

Certificate of Authenticity

I, Kate Smith, 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

8/5/22.

Date

Affiant Signature

8/5/22

Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 5th day of August, 2022.

Notary's Signature

My Commission Expires: 6/23/25

Date

Notary's Seal (if on paper)

