WARRANTY DEED

Karen Johnson Davidson County
Batch# 912744 **DEEDWARR**
09/06/2022 11:30:11 AM 2 pgs
Fees: $13.00 Taxes: $1,998.00

File i 20220906-0099812

STATE OF TENNESSEE
COUNTY OF COFFEE

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00

Reed Gabriel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st day of August, 2022

Notary Public

MY COMMISSION EXPIRES: 6-15-2024
(AFFIX SEAL)

RICHARD W. GABRIEL STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

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
Reed Gabriel	Reed Gabriel	
(NAME) 2310 Elliott Avenue, #508	(NAME) 2310 Elliot Ave	105-14-0C-020.00-CO
(ADDRESS) Nashville, TN 37204	(ADDRESS) Nashville TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Pensco Trust Company Custodian Fbo Alan Dillman IRA**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Reed Gabriel, an umarried person**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A 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. 508 on the Plan of The Park at Melrose Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 21-101, et. seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions, and Restrictions of The Park at Melrose Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20070604-0065994, and First Supplementary Declaration of Covenants of record in Instrument No. 20070614-0071575, Register's Office for Davidson County, Tennessee, including without limitation the Bylaws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of The Park at Melrose Townhomes, Shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20070604-0065994, for a more complete identification and description of said unit.

Being the same property conveyed to Pensco Trust Company Custodian FBO Alan Dillman IRA by Warranty Deed from Ashley D. Mixson, Married of record in Instrument No. 20151201-0120909 Register's Office for Davidson County, Tennessee, dated November 30, 2015 and recorded on December 01, 2015.

This is property more commonly known as 2310 Elliott Avenue, #508, Nashville, TN 37204.

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 29 day of August, 2022.

Pensco Trust Company Custodian Fbo Alan Dillman IRA

By: _____

Title: _____

Pacific Premier Trust
~~A Division of~~ Pacific Premier Bank
By: Breanda Malonson
It's: Authorized Signatory

STATE OF ~~TENNESSEE~~ Colorado
COUNTY OF Denver

Before me, the undersigned authority, a Notary Public for the State and County aforesaid, personally appeared Breanda Malonson, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the authorized signer of Pensco Trust Company as Custodian fbo Alan Dillman IRA, the within named bargainor, a IRA Custodian, and that he/she as such authorized signer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Pensco Trust Company as Custodian fbo Alan Dillman IRA by himself/herself as authorized signer.

Witness my hand, at office, this 29 day of August, 2022.

_____
Notary Signature
My commission expires: Jan 7, 2026

MICHAEL JAMES ONKSEN
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20224000930
MY COMMISSION EXPIRES JAN 7, 2026