Warranty Deed

Karen Johnson Davidson County Batch# 915755 DEEDWARR 09/12/2022 04:00:30 PM 3 pgs Fees: $18.00 Taxes: $2,127.50 20220912-0101951	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $575,000.00. Affiant Subscribed and sworn to before me, this the 12th day of September, 2022. Notary Public My commission expires: 1-11-26

Diane M. March
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
William and Christine Garske	New Owner(s)	082-09-0Q-038.00-CO
743 Laurelwood Circle		
Bowling Green, KY 42103		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **AMY BRYAN FOSGATE F/K/A AMY D. BRYAN, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM JOSEPH GARSKE AND CHRISTINE MARY GARSKE, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 located in Davidson county. Tennessee, being Unit No. 202 of Horizontal Property Regime of 4th and Monroe, a Condominium Development established Pursuant to the provision to the Tennesse Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed Establishing Horizontal Property Regime of 4th and Monroe of record in Instrument Number 20070619-0073328, as amended and restated in instrument No. 20120824-0076410, in the Register's Office for Davidson County, Tennessee, and subject to the provision and requirement thereof, and the By-Law for the administration thereof and all easement rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit D to said Amended and Restated Master Deed in Instrument No. 20120824-0076410, together with a percentage interest in the common elements and voting percentage as set forth in Exhibit A-1 to said Amended and Restated Master Deed in Instrument No. 20120824-0076410 and further amended in Instrument No. 20130718-0074552, said Register's Office.

Being the same property conveyed to Amy D. Bryan, Unmarried by Warranty deed from Nashten, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20140602-0047479 Register's Office for Davidson County, Tennessee, dated May 29, 2014 and recorded on June 02, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 373 Monroe Street #202, Nashville, TN 37208, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 12th day of September, 2022.

Amy Bryan Fosgate f/k/a Amy D. Bryan

Scott Fosgate, spouse of **Amy Bryan Fosgate f/k/a Amy D. Bryan**, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Scott Fosgate

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 **Amy Bryan Fosgate f/k/a Amy D. Bryan** and **Scott Fosgate**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 12th day of September, 2022.

Notary Public

My Commission Expires: 7.7.25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

True Copy Certification

I, **Diane March,** 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 this the 12th day of September, 2022.

Affiant Signature
Date 09/12/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 12th day of September, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON