WARRANTY DEED

Karen Johnson Davidson County
Batch# 925241 DEEDWARR
10/05/2022 08:51:30 AM 3 pgs
Fees: $18.00 Taxes: $3,515.00
20221005-0109667

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $950,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 09/28/2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES

EMILY MANNO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-4251

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Hannah Emma Zachary and David Cooper	New owner	118-01-2F-001.00-CO
803B Montrose Avenue	803B Montrose Ave	
Nashville, TN 37204	Nashville, TN 37204	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Bret Gist and Linda Gist, as tenants by the entirety (the "Entirety Interest") and Maleia Gist, unmarried (the "Individual Interes"), the said individual interest and entirerty interest, as they relate to each other, being held as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hannah Emma Zachary and David Cooper, wife and husband

HEREINAFTER CALLED THE GRANTEE(S), THEIR 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 A, on the Plan of Homes at 803 Montrose Avenue, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record as Instrument No. 20151029-0110097, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bret Gist and Linda Gist, as tenants by the entirety (the "Entirety Interest") and Maleia Gist, unmarried (the "Individual Interest"), the said individual interest and entirety interest, as they relate to each other, being held as joint tenants with right of survivorship by Warranty Deed from Bryan Green and Ehren Green, husband and wife of record in Instrument No. 20190529-0050606 Register's Office for Davidson County, Tennessee, dated May 23, 2019 and recorded on May 29, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 803B Montrose Avenue Nashville, TN 37204

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on September 28, 2022.

Bret Gist

Linda Gist

Maleia Gist

STATE OF Alabama

COUNTY OF Franklin

Personally appeared before me, a Notary Public of said County and State, Bret Gist, Linda Gist, and Maleia Gist, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this September 28, 2022.

Notary Public

My Commission Expires JAN 10 2024

File #: 2022-4251

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Certificate of Authenticity

I, Emily Manno, 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 9/28/22.

Date

Affiant Signature

9/28/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28 day of September, 2022.

Notary's Signature

My Commission Expires: 1/3/23
Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON