WARRANTY DEED

Karen Johnson Davidson County
Batch# 926044 DEEDWARR
10/05/2022 11:22:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20221005-0109892

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $600,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 09/30/2022

NOTARY PUBLIC

MY COMMISSION EXPIRES 10.20.24

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-4292

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Chase Gillmore	Cornerstone First Mtg.	081-15-0-217.00
1720 Underwood Street	2455 Camino Del Rio N	
Nashville, TN 37208	#450 San Diego, CA 92108	

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,

Steven R. Siberski, a married man

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

Chase Gillmore, a married man

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 the westerly part of the easterly part of Lot No. 411 on the Plan of McGavock, Wetmore & other's 2nd Addition, called the Addition to the Town of McGavock of record in Plat Book 21, Page 41, Register's Office for Davidson County, Tennessee.

Beginning on the Northerly margin of Underwood Street, (also referred to as Underwood Avenue) at a point 226.5 feet West of the Westerly margin of the first alley West of 17th Avenue North; thence with the Northerly margin of Underwood Street Westerly 35 feet; thence Northwardly 106 feet to the Southerly margin of Cockrill Street; thence with the Easterly 33 1/3 feet to a point, 216 2/3 feet West of the Westerly margin of said alley; thence Southwardly 117.5 feet to the point of beginning.

Being the same property conveyed to Steven R Siberski, an unmarried man, by deed dated 02/20/2018, and recorded 02/22/2018, from Carl Wittenberg, married, of record in Instrument Number 20180222-0016858, as corrected in Scrivener's Affidavit dated 09/24/2019, and recorded 09/24/2019 in Instrument Number 20190924-0096916, Register's Office for Davidson County, Tennessee. Subject Property is not the marital residence of Grantor.

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 1720 Underwood Street, Nashville, TN 37208

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 30, 2022}.

Steven R. Siberski by J. Attorney in Fact
Steven R. Siberski by J. Carlton Drumwright, his Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public of said County and State, the within named J. Carlton Drumwright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument on behalf of Steven R. Siberski, and acknowledged that he executed the same as the free act and feed of the said Steven R. Siberski for the purposes therein contained, by virtue of a Power of Attorney recorded in Instrument Number_____, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal, this September 30, 2022.

Cheryl D. Bolander
Notary Public

My Commission Expires: 9/20/2025

CHERYL D BOLANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 2022-4292

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

True Copy Certification

I, Yvette Meldrum, 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 Sept. 30, 2022

9/30/22
Signature Date

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 30 day of September, 2022

Notary's Signature

10.20.24
My Commission Expires: