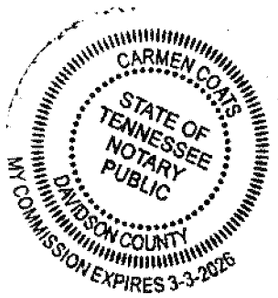
Karen Johnson Davidson County
Batch# 926959 DEEDWARR
10/07/2022 11:26:30 AM 3 pgs
Fees: $18.00 Taxes: $555.00
20221007-0110652

# Warranty Deed




STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Affiant

Subscribed and sworn to before me, this the 5th day of October, 2022.

Carmen Coats
Notary Public

My commission expires:

**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: |
|---|---|---|
| Brenda Gambrell | PINNACLE BANK | 043-10-0A-065.00-CO |
| 555 North Dupont Avenue Apartment C75 | 15025 BALLANTYNE PKWY 2nd FLR | |
| Madison, TN 37115 | CHARLOTTE, NC 28277 | |

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, **VMV PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRENDA GAMBRELL an unmarried woman**, 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:

Unit C-301 (formerly C-75), Madison Park Condos, 555 Dupont Avenue, Madison, Tennessee, according to the Master Deed and By-Laws of record in Book 5462, Page 614, as amended in Book 5608, Page 551, Book 8014, Page 416, and Book 10895, Page 319, inclusive, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common Areas/Elements appurtenant to said Unit as set forth in said Master Deed, and more particularly described in Book 5200, Pages 179-182, said Register's Office, which plat reference is hereby made for a more particular legal description.

Being the same property conveyed to Louis Joseph Vargo and Tiffany Cathey Vargo, husband and wife by Warranty deed from Greenleaf, LLC, a Tennessee series limited liability company, Series No. 1405 of record in Instrument No. 20170502-0043255 Register's Office for Davidson County, Tennessee, dated April 28, 2017 and recorded on May 02, 2017.

Being the same property conveyed to VMV Properties, LLC by Quitclaim deed from Louis Joseph Vargo and Tiffany Cathey Vargo, a/k/a Tiffany A. Vargo, husband and wife of record in Instrument No. 20201230-0154686 Register's Office for Davidson County, Tennessee, dated December 30, 2020 and recorded on December 30, 2020.

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 555 North Dupont Avenue Apartment C75, Madison, TN 37115, 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 5th day of October, 2022.

**VMV Properties LLC, a Tennessee Limited Liability Company**

**By:** _____
**Louis Joseph Vargo, Member**

**By:** _____
**Tiffany Cathey Vargo, Member**

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 Louis Joseph Vargo, Member and Tiffany Cathey Vargo, Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Member of VMV Properties LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 5th day of October, 2022.

_____
Notary Public

My Commission Expires: 7/13/2024



**Tennessee Certification of Electronic Document**

I, Steven T. Morris, 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 10/7/2022 ____ (date of document).

Affiant Signature

10/7/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 7 day of October, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025