Warranty Deed

Karen Johnson Davidson County Batch# 926998 DEEDWARR 10/07/2022 12:42:30 PM 3 pgs Fees: $18.00 Taxes: $4,514.00 20221007-0110706	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,220,000.00. Affiant Subscribed and sworn to before me, this the 6th day of October, 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:
Sara E. Skrmetti	New Owner(s)	105-13-3E-002.00-CO
2213B 11th Avenue South		
Nashville, TN 37204		

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, **JAMES R. GURMAN AND JESSICA M. GURMAN, A MARRIED COUPLE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SARA E. SKRMETTI, A MARRIED 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 2213 11th Avenue South, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 2213 11th Avenue South, a Horizontal Property Regime, of record in Instrument Number 20150529-0049872, as corrected by Scrivener's Affidavit of record in Instrument Number 20160413-0035541, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Thomas B. Histed and Malorie Histed, husband and wife by Warranty Deed from Cates Builders, LLC, a Tennessee limited liability company of record in Instrument No. 20160426-0040761 Register's Office for Davidson County, Tennessee, dated April 22, 2016 and recorded on April 26, 2016.

Being the same property conveyed to James R. Gurman and Jessica M. Gurman, husband and wife by Warranty Deed from Thomas B. Histed and Malorie Histed, husband and wife of record in Instrument No. 20200925-0110441 Register's Office for Davidson County, Tennessee, dated September 24, 2020 and recorded on September 25, 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 2213B 11th Avenue South, Nashville, TN 37204, 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 6th day of October, 2022.

James R. Gurman

Jessica M. Gurman

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 James R. Gurman and Jessica M. Gurman, 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 6th day of October, 2022.

Notary Public

My Commission Expires: 3·3·25

DREW BANDY
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 6th day of October, 2022.

Affiant Signature
Date 10/06/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 6th day of October, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

