WARRANTY DEED

Karen Johnson Davidson County
Batch# 931908 **DEEDWARR**
10/20/2022 10:42:30 AM 2 pgs
Fees: $13.00 Taxes: $2,480.85

20221020-0114442

JM-KW-22-3189-4

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $670,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Shawn Gosdin and Bailey Gosdin	**NEW OWNER**	
(NAME)	(NAME)	**104-02-1E-004.00-CO**
3189 Parthenon Ave #4		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **ASHLEY ELIZABETH PROPST, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SHAWN GOSDIN, MARRIED, AND BAILEY GOSDIN, UNMARRIED,*** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

*joint tenants with right of survivorship

Land in Davidson County, Tennessee, being Unit No. 4, together with the appurtenant interest in the common elements of The Rise at West End Park (f/k/a Parthenon II Townhomes), a Horizontal Property Pegime with private elements established by Master Deed and By-Laws of record in Instrument No. 20060925-0118556 and amended in Instrument No. 20070913-0110095, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "B" to the aforementioned amendment to Master Deed and being located upon Lot Nos. 78 and 79 on the Revised Plan of West End Park of record in Plat Book 421, Pages 82 and 83, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ashley Elizabeth Propst, unmarried by Warranty deed from Wilson P. Burton, Jr., and wife, Joy K. Burton of record in Instrument No. 20091102-0100780 Register's Office for Davidson County, Tennessee, dated November 02, 2009 and recorded on October 30, 2009.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- Plan of record in Plat Book 421, Pages 82 and 83, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20060925-0118556 and amended in Instrument No. 20070913-0110095, Register's Office for Davidson County, Tennessee.
- Charter of The Rise at West End Park Townhomes Corporation of record in Instrument No. 20070913-0110096, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3189 Parthenon Ave #4, Nashville, Tennessee 37203**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 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 GRANTEE(S), 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/our hand(s) this the 17th DAY OF OCTOBER, 2022.

Ashley Elizabeth Propst

Ashley Elizabeth Propst

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ASHLEY ELIZABETH PROPST, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of October, 2022.

Brian D. Mitchell

Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212