WARRANTY DEED

Karen Johnson Davidson County
Batch# 932549 DEEDWARR
10/21/2022 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $4,791.50
20221021-0114928

File #22-DM-0914-B-V

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,295,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF October, 2022.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Patrick Mellott and Lauren Mellott	**Studio Bank**	
(NAME)	(NAME)	
914B Gale Lane	**124 12th Avenue South, Ste 400**	**118 06 0C 002.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	**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, **GREGORY STASKO, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PATRICK MELLOTT AND LAUREN MELLOTT, HUSBAND AND WIFE,** 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of Gale Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Gale Townhomes, a Horizontal Property Regime, of record in Instrument Number 20110224-0015142 and Instrument No. 20110711-0052757, 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 Gregory Stasko, An Unmarried Man, by Warranty Deed from General Bates Limited Liability Company, A Tennessee Limited Liability Company, of record in Instrument No. 20111222-0100197, in the Register's Office of Davidson County, Tennessee, dated December 20, 2011 and recorded on December 22, 2011.

This conveyance is subject to:
*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20110224-0015142.
*Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20110711-0052757 and Instrument No. 20110711-0052758.
*Easement for Encroachment & Permissive Use Agreement, recorded in Instrument No. 20190808-0078746.
*Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **914 B Gale Lane, 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 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 21st day of October, 2022.

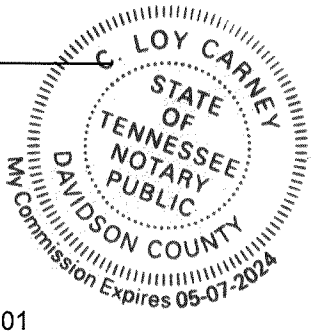
Gregory Stasko

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of October, 2022, before me personally appeared Gregory Stasko, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of October, 2022.

Notary Signature
My commission expires:



RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

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 21st day of October, 2022.

Affiant Signature
Date 10/21/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 21st day of October, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

