Karen Johnson Davidson County
Batch# 937934 DEEDWARR
11/04/2022 09:59:22 AM 2 pgs
Fees: $13.00 Taxes: $9,805.00
20221104-0119044

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #22-1359

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jerry W. Owens, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William H. Gallmann IV and Minette B. Gallmann, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 211 on the Plan of Brook Meade, Section VI, as of record in Book 2331, Pages 3 and 4, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jerry W. Owens by Warranty Deed from Douglas Shawe and Rose Shawe, husband and wife dated June 2, 2021, and recorded June 4, 2021, as Instrument No. 20210604-0075108 in the Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 775 Newberry Road, Nashville, TN 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
William H. Gallmann IV
775 Newberry Road
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT
Regions Mortgage
P.O. Box 2153 - Dept 2520
Birmingham, AL 35287-2520

TAX MAP-PARCEL #:
102-11-0-031.00

WITNESS THE EXECUTION HEREOF this 3rd day of November, 2022.

Jerry W. Owens

State of Tennessee)
County of Davidson)

On this 3rd day of November, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jerry W. Owens, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 3/3/26

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 2,650,000.00.**

Affiant

Sworn and subscribed before me on this the 3rd day of November, 2022.

JOANN B. SISEMORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

My Commission Expires: 1-6-2025