STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13th day of December, 2022.

Notary Public
MY COMMISSION EXPIRES:
File No. G22-17643

Logan C.E. Bell STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/11/2023 CHEATHAM COUNTY

Karen Johnson Davidson County
Batch# 952776 DEEDWARR
12/19/2022 09:21:13 AM 2 pgs
Fees: $13.00 Taxes: $888.00
20221219-0130623

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Matthew Gleason (NAME)	Same as new owner (NAME)	108-07-0A-016-00
3016 Casa Drive (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Lisa Farr and Jeffrey Farr, wife and husband**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew Gleason**, a Single man HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

A certain condominium apartment unit and lot in Davidson County, Tennessee, being Lot No. 34, Unit No. 16, in a Horizontal Property Regime as shown on the Plan of Phase One, Condominium site Plan, Sections One & Two, Patio Villa of record in Plat Book 5200, Page 458, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lisa Farr and Jeffrey Farr, wife and husband by Deed dated March 31, 2020, recorded April 2, 2020, in Instrument Number 20200402-00355517, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3016 Casa Dr, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 13th day of December, 2022.

X _____
Jeffrey Farr

X _____
Lisa Farr

STATE OF FLORIDA
COUNTY OF BROWARD

On this 13th day of December, 2022, before me personally appeared Jeffrey Farr and Lisa Farr, 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 13th day of December, 2022.

_____
Notary Signature
My commission expires: 3/27/2026

MARLEE ALYSSE HEY
Notary Public - State of Florida
Commission # HH 245296
My Comm. Expires Mar 27, 2026
Bonded through National Notary Assn.

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-P-22-3016