Karen Johnson Davidson County
Batch# 956076 DEEDWARR
12/29/2022 11:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,927.70
20221229-0133543

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $521,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28th day of December, 2022.

(Affix Seal) Notary Public

My Commission Expires: 10/16/2024

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

2022-12-591

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Kelsey Ward and Charles Whitehead, IV 1636 Chase Street Nashville, TN 37216	New Owner	Map/Parcel 072-10-0-316.00

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, **Oliver Adrian Gamez, unmarried**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Kelsey Ward, a married person, and Charles Whitehead, IV**, hereinafter called the GRANTEE, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee being Lot No. 37 on the Plan of Chas U. Coggins First Addition to Nashville, being a Subdivision of Part of The Hinds-Litton Tract, as of record in Book 421, Page 33, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete and accurate description.

Being the same property conveyed to Oliver Adrian Gamez, a single man by Warranty deed from Aaron Winters, unmarried of record in Instrument No. 20150722-0071821 Register's Office for Davidson County, Tennessee, dated July 15, 2015 and recorded on July 22, 2015.

This conveyance is subject to the following: Davidson County property taxes for the year 2022, a lien now due and payable, having been prorated by the parties hereto and paid by the Grantor, and property taxes for subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 1636 Chase Street, Nashville, TN 37216 .

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, their heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, 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.

Effective the 22ND day of December, 2022:

Oliver Adrian Gamez

STATE OF OREGON

COUNTY OF MULTNOMAH

On this 22ND day of December, 2022, before me personally appeared Oliver Adrian Gamez, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 22ND day of December, 2022.

Notary Signature
My commission expires: 10-01-2024

OFFICIAL STAMP
JUSTIN PAUL KUENNE
NOTARY PUBLIC - OREGON
COMMISSION NO. 1004492
MY COMMISSION EXPIRES OCTOBER 01, 2024

Certificate of Authenticity

I, Joshua A. Terry, 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 12/22/2022.

Affiant Signature

12/28/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/28/2022.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON