Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

(3)

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 230243601

Karen Johnson Davidson County
Batch# 978679 DEEDWARR
03/09/2023 09:35:28 AM 2 pgs
Fees: $13.00 Taxes: $1,008.25

20230309-0016965

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $272,500.00.

Affiant

Subscribed and sworn to before me, this 8th day of March, 2023.

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

~~My Commission Expires~~
Feb. 28. 2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Alyssa Gatlin and Corrie Gatlin 239 Buck Run Drive #32 Nashville TN 37214	New Owner	Tax Parcel ID No. 122-01-0A-365.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ian Estrin and Trisha Stallone, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Alyssa Gatlin, a single person, and Corrie Gatlin and Missy Gatlin, husband and wife, as joint tenants with right of survivorship** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 32 on the Plan of Woodland Point Townhomes, Section IX, a Horizontal Property Regime with Private Elements of record in Exhibit "C" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20001011-0101044, amended by First Supplementary Declaration of record in Instrument No. 20020725-0089575, 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 Ian Estrin and Trisha Stallone, husband and wife, by Warranty Deed from Thomas E. Estrin and Maureen R. Estrin, husband and wife, of record in Instrument No. 20171102-0112311, Register's Office for Davidson County, Tennessee, dated October 20, 2017 and recorded on November 02, 2017.

The execution of this instrument is affected by the signature of Ian Estrin as Attorney-in-Fact for Trisha Stallone, which Power of Attorney is recorded Instrument Number 20230309-0016963, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2023, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 11700, Page 66, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of Woodland Point, Phase I of record in Instrument No. 20010404-0032685, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of Woodland Point, Phase I, Revised of record in Instrument No. 20000713-0069314, Register's Office for Davidson County, Tennessee.
Master Declaration of Restrictive Covenants of Woodland Point of record in Instrument No. 20000607-0056981, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20001011-0101044, supplemented in Instrument No. 20020725-0089575, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction

(a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
Charter of record in Instrument Number 20001013-0102000 and Instrument Number 20020222-0022863, Register's Office for Davidson County, Tennessee.
By-Laws of record in Instrument No. 20080104-0001237, Instrument No. 20080521-0052236 and Instrument Number 20120518-0043315, Register's Office for Davidson County, Tennessee.
Common Area of record in Instrument Number 20001205-0119722, Register's Office for Davidson County, Tennessee.
Easement for Sanitary Sewer and/or Storm Drainage of record in Instrument Number 20000419-0039023, Register's Office for Davidson County, Tennessee.
Right of way easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 8332, Page 982, Register's Office for Davidson County, Tennessee.
Landscape Easement of record in Instrument No. 20000612-0058346, Register's Office for Davidson County, Tennessee.
Subject to Storm Water Detention Agreement of record in Instrument Number 20030611-0080534, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 239 Buck Run Drive #32 Nashville TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 8th day of March, 2023.

Ian Estrin
Ian Estrin

Trisha Stallone by Ian Estrin as attorney in fact
Trisha Stallone by Ian Estrin as
Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ian Estrin, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of March, 2023.

Notary Public

My Commission Expires: 5/7/24

RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ian Estrin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Trisha Stallone, and that he is authorized by Trisha Stallone, to execute this instrument on her behalf.

WITNESS my hand, at office, this 8th day of March, 2023.

Notary Public

My Commission Expires: 5/7/24

RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024