WARRANTY DEED



Karen Johnson Davidson County
Batch# 990742 DEEDWARR
04/11/2023 03:31:30 PM 3 pgs
Fees: $18.00 Taxes: $7,030.00
20230411-0026630

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,900,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6th DAY OF APRIL, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
915 Kirkwood, GP	Same as New Owner	
(NAME)	(NAME)	
8119 Isabella Lane, Suite 105		118-05-0-228.00 &
		118-05-0-229.00
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **COURTNEY GASPER AND CHRISTINE GASPER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **915 KIRKWOOD, GP, A TENNESSEE GENERAL PARTNERSHIP**, 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:

Land in Davidson County, Tennessee, being Lots Nos. 4 & 5 on the Resubdivision of Lot 1 Doyle Subdivision of record in Plat at Instrument No. 20221028-0116568, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Theresa Doyle by Special Warranty Deed from Third National Bank in Nashville and Joseph Vaulx Crockett, III, Co-Trustees of the Joseph Vaulx Crockett Trust of record in Book 9454, Page 713, Register's Office for Davidson County, Tennessee, dated September 2, 1994 and recorded on September 2, 1994.

Being a portion of the same property conveyed to Courtney Gasper and Christine Gasper, husband and wife by Warranty Deed from Theresa Doyle aka Theresa Worthington Doyle, a married woman of record in Instrument No. 20211005-0133864, Register's Office for Davidson County, Tennessee, dated September 30, 2021 and recorded on October 05, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as Kirkwood & Craig Ave, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hand this 6th day of April, 2023

Courtney Gasper

COURTNEY GASPER

Christine Gasper

CHRISTINE GASPER

STATE OF Virginia

COUNTY OF Fairfax

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Courtney Gasper and Christine Gasper, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of April, 2023.

Commission expires:
05-31-2026

CHRISTOPHER PAUL ROBERTS
COMMONWEALTH
REGISTRATION NO.
8019199
MY COMM. EXPIRES
05/31/2026
OF VIRGINIA
NOTARY PUBLIC

Christopher Roberts

Notary Public

True Copy Certification

I, **Kaz Arbogast,** 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 6th day of April, 2023.

Affiant Signature
Date April 6, 2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 6th day of April, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON