Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
, Nashville, TN 37215

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,110,000 00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 04/24/2023. NOTARY PUBLIC MY COMMISSION EXPIRES
Karen Johnson Davidson County Batch# 996365 DEEDWARR 04/26/2023 11 38 53 AM 2 pgs Fees $13 00 Taxes $4,107 00 20230426-0030642	

ASHLEY SCHAD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-3251

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Margaret Elise Gallagher and Thomas Edward Gallagher	New owner	118 05 0M 001 00
848A Clayton Ave		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Holly Litwiniuk, an unmarried woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Thomas Edward Gallagher and Margaret Elise Gallagher, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Land in the 7th Civil District of Davidson County, Tennessee, being Unit A of the 848 Clayton Avenue Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 848 Clayton Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument Number 20140923-0087475, Register's Office for Davidson County, Tennessee to which reference is hereby made.

Being the same property conveyed to Holly Litwiniuk, unmarried by Deed from Aspen Construction Holdings, LLC a Tennessee Limited Liability Company dated March 31, 2015, recorded April 02, 2015, of record in Instrument number 201504020028740 of the Public Records of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 848A Clayton Ave Nashville, TN 37204

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on April 24, 2023.

Holly Litwiniuk

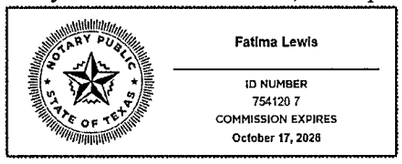
HOLLY LITWINIUK

STATE OF Texas

COUNTY OF Harris

Personally appeared by audio-video communication before me, an online Notary Public of said County and State, Holly Litwiniuk, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this April 24, 2023



Fatima Lewis

Notary Public , State of Texas

Notarized online using audio-video communication

My Commission Expires. 10/17/2026