Box 14

This Instrument Prepared By: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20227665B **After Recording Return To The address below** **Attorney Title Company, Inc.** **2927 Berry Hill Drive** **Nashville Tn 37204**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$233,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale Affiant Sworn to and subscribed before me this 28th day of April, 2023 Notary Public My Commission Expires 12/16/24

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 998424 DEEDWARR
05/02/2023 09 57 00 AM 2 pgs
Fees $13 00 Taxes $862 10
20230502-0032307

WARRANTY DEED

THIS INDENTURE, made this 28th day of April, 2023, among:
DAN DAVIES AND ANETTE DAVIES AKA ANNETTE DAVIES
of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")
AND
THOMAS CHANDLER GANT, a Single man
of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 5324-#3 together with Garage No. 19, as specified on the Plat shown in the Master Deed, on the Plan of Danbury Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Danbury Condominiums, of record in Book 6612, page 75, Exhibit "C", of the Danbury Homeowners' Association, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of Danbury Condominiums, for placement of Units and Garages, as shown on Exhibit "C" to the Master Deed of record in Book 6612, page 75, said Register's Office, for a more complete identification and description of such Unit.

TITLE is vested in Dan Davies & wife, Annette Davies and Elmer Davies, Jr., single, by Warranty Deed dated 03/31/1992, from Union Planters National Bank, (formerly Fidelity Federal Savings Bank, a Federal Savings Bank, of record in Book 8591, page 823, Register's Office for Davidson County, Tennessee, subject to: said Elmer Davies, Jr., having quitclaim to Dan Davies and wife, Anette Davies, By Quitclaim Deed dated 07/03/2007, of record in Instrument No. 20070724-0087546, said Register's Office. (Elmer Davies, Jr., who is now deceased, quitclaimed Unit #3, when it should have been Unit No. 5324, No. 3). The said Scrivener Affidavit being recorded in instrument number 20230501-0031816 on April 28, 2023 correcting the unit No.

The said Robert E. Lee Davies, Luda Davies ,and Lucy Davies Treene, heirs of Elmer Davies, Jr., deceased, quitclaimed to Dan Davies and wife, Annette Davies, the Garage No. 19, by Quitclaim Deed dated 06/20/2013, of record in Instrument No. 20130806-0082495, said Register's Office. (The parties' legal description in Book 8591, page 823, didn't convey Garage No. 19). The parties have been paying taxes on the garage since 2012.

Anette Davies and Annette Davies being one and the same person.

This property being known as 5324 Edmondson Pike, Unit C-34, Nashville, TN 37211.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Dan Davies

Anette Davies

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Dan Davies and Anette Davies, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of April, 2023.

Notary Public
My Commission Expires._____

NICK HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-07-2026

Owner Name & Property Address:

Name: Thomas Chandler Gant
Address: 5324 Edmondson Pike, Unit C-34
City, State, Zip: Nashville, TN 37211

Responsible Party For Taxes:
Send Tax Bill to:
Name: churchill Mortgage Corp.
Address: 1749 Mallory Lane
City, State, Zip: Brentwood TN 37027

Tax ID: 161-1A-033 AND 161-1A-019