Karen Johnson Davidson County
Batch# 1007436 DEEDWARR
05/25/2023 09 34 00 AM 2 pgs
Fees. $13 00 Taxes $925 00
20230525-0039375

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste 502
Nashville, TN 37217
CT-23-1703

J MICHAEL COMBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of May, 2023

Notary Public

Commission Expires 5-9-2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
William O. Gash and Tacy L Gash 515 Basswood Avenue #132 Nashville, TN 37209	Interlink Mortgage 5875 N. Sam Houston Pkwy W. Suite 300 Houston, TX 77086	090-11-0A-132 00-CO

WARRANTY DEED

FOR AND IN 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, I/WE,

John Thomas Patrone, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William O. Gash and Tacy L. Gash, husband and wife

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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 132 of Rock Harbor Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Rock Harbor Condominiums of record in Book 6153, Page 421, amended in Book 6162, Page 251, Book 7369, Page 206, Book 9355, Page 210, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof, said Unit being depicted on said Master Deed, together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed

Being the same property conveyed to John Patrone, an unmarried man by Warranty deed from Charles Michael DeMoss, an unmarried man of record in Instrument No 20170426-0041010 Register's Office for Davidson County, Tennessee, dated April 20, 2017 and recorded on April 26, 2017.

Sierra Gillette hereby joins in this conveyance to transfer any rights, title or interest she may have by virtue of marriage to John Thomas Patrone

THIS CONVEYANCE IS MADE SUBJECT TO. (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations, (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 515 Basswood Avenue #132, Nashville, TN 37209

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 so 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.

Dated this the 22nd day of May, 2023.

John Thomas Patrone

Sierra Gillette

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of May, 2023, before me personally appeared John Thomas Patrone and Sierra Gillette, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of May, 2023

J MICHAEL COMBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Signature
My commission expires 5-9-2026