THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230644961** Karen Johnson Davidson County Batch# 1024755 DEEDWARR 07/11/2023 10 24 35 AM 2 pgs Fees $13 00 Taxes $2,497 50 20230711-0052937	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $675,000 00 Affiant Subscribed and sworn to before me, this 10th day of July, 2023 Notary Public My Commission Expires JONATHAN B HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner. Jennifer M. Gaw 401 Bowling Avenue #84 Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information. Tax Parcel ID No 104 13 0B 076.00

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, **Marcia K. Wilson, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jennifer M. Gaw**, ("Grantees"), its 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 Building Site No. 76 (aka Unit 84) on the Plan of Richmeade Place, Section Five, as shown on the Plat of record in Book 5210, Page 141, Register's Office for Davidson County, Tennessee, reference to which Plat is hereby made for a more complete and accurate description of said property, together with one membership in Richmeade Place Home Owners Association, Inc., a not-for-profit corporation of the State of Tennessee, and all obligations and privileges thereunto belonging or in anywise appertaining to said membership

Being the same property conveyed to Marcia K. Wilson, by Warranty Deed from Cari L. Buckingham n/k/a Cari Motuzas, married, of record in Instrument No. 20180611-0055483, in the Register's Office of Davidson County, Tennessee, dated June 08, 2018 and recorded on June 11, 2018.

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 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Richmeade Place, Section Five, as recorded in Plat Book 5210, Page(s) 141.

Declaration of Covenants, Conditions and Restrictions recorded in Book 4941, Page 637, as Supplemental Declarations recorded in Book 5019, Page 946; Book 5039, Page 256; Book 5094, Page 473; Book 5238, Page 385; Book 5408, Page 210 and Book 5733, Page 628, as amended in Book 5036, Page 38 and Book 5213, Page 945.

Easement recorded in Instrument No 20140328-0025605

This is improved property located at 401 Bowling Avenue #84 Nashville TN 37205

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, Grantor has executed this instrument on this 10th day of July, 2023

Marcia K. Wilson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 10th day of July, 2023.

JONATHAN B HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

Notary Public
My Commission Expires: _____