Karen Johnson Davidson County
Batch# 1027771 DEEDWARR
07/18/2023 11:50:30 AM 4 pgs
Fees: $23.00 Taxes: $5,180.00
20230718-0055174

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $1,400,000.00 Affiant Subscribed and sworn to before me This 17 day of July, 2023. Notary Public My Commission Expires:

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026

Address New Owner as:	Tax Bill To:	Map / Parcel
Debbie McKee 1918 Castleman Drive Nashville, TN 37215	**New Owner**	**131 07 0Z 001.00**

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Barry J. Gammons and Elizabeth Gammons, husband and wife,** (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Debbie McKee** (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A of 1920 Castleman Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 1920 Castleman Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20140730-0067962, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1920 Castleman Cottages, a Horizontal

Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20140730-0067962, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Barry J. Gammons and Elizabeth Gammons, husband and wife by Warranty Deed from GALA, LLC, a Tennessee limited liability company of record in Instrument No. 20150731-0075772, Register's Office for Davidson County, Tennessee, dated July 24, 2015 and recorded on July 31, 2015.

This is improved real property commonly known as 1918 Castleman Drive, Nashville, Tennessee 37215.

This Conveyance is subject to the following:

1. Taxes for the year 2023, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 1424, Page 36, Register's Office for Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for 1920 Castleman Cottages, a Horizontal Property Regime with Private Elements, with By-Laws appended thereto, of record in Instrument Number 20140730-0067962, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

4. Charter of 1920 Castleman Cottages Corporation A Townhouse Corporation of record in Instrument Number 20140911-0083303, in the Register's Office for Davidson County, Tennessee.

5. Sanitary sewer easement of record in Book 4145, Page 380, in the Register's Office for Davidson County, Tennessee.

6. Subject to rights of others in and to the common areas and/or elements.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns, against lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Warranty Deed to be executed this 17th day of July, 2023.

Grantors:

Barry J. Gammons **Elizabeth Gammons**

STATE OF Tennessee }
COUNTY OF Davidson }

On this 17th day of July, in the year 2023, before me the undersigned, personally appeared **Barry J. Gammons**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he executed it.

WITNESS my hand and official seal or stamp, this 17th day of July, 2023.

Notary Public

My Commission Expires:

WILLIAM ALTUS PRYOR STATE OF TENNESSEE NOTARY PUBLIC HOUSTON COUNTY My Commission Expires 07-22-2026

STATE OF Tennessee }
COUNTY OF Davidson }

On this 17 day of July, in the year 2023, before me the undersigned, personally appeared **Elizabeth Gammons**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that she executed it.

WITNESS my hand and official seal or stamp, this 17th day of July, 2023.

Notary Public

My Commission Expires:

WILLIAM ALTUS PRYOR STATE OF TENNESSEE NOTARY PUBLIC HOUSTON COUNTY My Commission Expires 07-22-2026

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 7/17/2023 (date of document).

Affiant Signature

7/17/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17 day of JULY, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

