THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230845526**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~) Williamson The actual consideration or value, whichever is greater, for this transfer is: $820,000.00. Affiant Subscribed and sworn to before me, this 10th day of August, 2023. Notary Public My Commission Expires: 01-06-25

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1038092 DEEDWARR
08/14/2023 02:10:30 PM 3 pgs
Fees: $18.00 Taxes: $3,034.00
20230814-0063077

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Vincent Gaglione and Blair Gaglione 4607 Indiana Avenue Nashville TN 37209	Regions Mortgage Dept 2520 P.O. Box 2153 Birmingham, AL 35287-2520	Tax Parcel ID No. 091-12-1C-002.00 CO

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, **David Morris and John M. Helton, as tenants in common** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Vincent Gaglione and Blair Gaglione, husband and wife**, ("Grantees"), their 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 Unit "B" on the plan of 712 47th Avenue North, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 712 47th Avenue North, a Horizontal Property Regime with Private Elements of record in Instrument No 20210303-0027683 and amended in Instrument No. 20230322-0020810, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being part of the same property conveyed to DAVID MORRIS AND JOHN M. HELTON, AS TENANTS IN COMMON, by deed from ROBERT E. DOLAN AND WIFE, BONNIE H. DOLAN, of record in Instrument No. 20210129-0013523 , dated January 29, 2021 , said Register's Office.

Said property was never the marital residence of Grantors.

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.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 091 - 12 - 1C - 00 2. 00 - CO .

Matters shown on the Plan of record in Book 57, pages 74-75, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20210303-0027683 and amended in Instrument No. 20230322-0020810, said Register's Office.

This is improved property located at 4607 Indiana Avenue Nashville TN 37209

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 August, 2023.

David Morris

John M. Helton

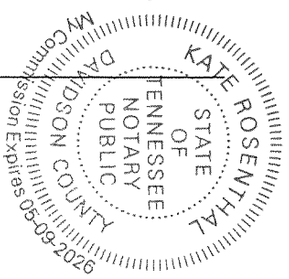
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David Morris and John M. Helton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: _____



CERTIFICATE OF AUTHENTICITY

I, John M. Wells, do hereby make oath that I am a licensed attorney and/or 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 August 14, 2023.

Affiant

Date: 8/14/2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me this 14th day of August, 2023.

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY