THIS INSTRUMENT WAS PREPARED BY	
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P23-6519-WE	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 465,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF AUGUST, 2023. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

Karen Johnson Davidson County
Batch# 1039228 DEEDWARR
08/16/2023 02:09:30 PM 4 pgs
Fees: $23.00 Taxes: $1,720.50
20230816-0063943

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Francis Joseph Gamache and Lois Ann Gamache, Trustees of the Francis and Lois Gamache Living Trust u/a/d November 17, 2022	NEW OWNER	
700 Church Street Unit 1205		093052B085500CO
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Michael C. Gay and Andrea Nelson Gay, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Francis Joseph Gamache and Lois Ann Gamache, Trustees of the Francis and Lois Gamache Living Trust u/a/d November 17, 2022**

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 apartment known as Unit No. 1205 the Horizontal Property Regime of Bennie Dillon, Condominium pursuant to Master Deed of record in Instrument No. 20051215-0150617, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Michael C. Gay and Andrea Nelson Gay, husband and wife, by Warranty deed from David H. Ware and Cathy L. Ware, husband and wife of record in Instrument No. 20160322-0027112 Register's Office for Davidson County, Tennessee, dated March 17, 2016 and recorded on March 22, 2016.

The herein-described Unit is depicted on said Master Deed, and any pertinent amendments thereto, as having an interest in the common elements appurtenant to said Unit, which at the time of this conveyance, are Parking Space No. 704 and Storage Unit No. 12-C.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 700 Church Street Unit 1205, Nashville, TN 37203
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 successors and assigns forever; and we do 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 successors 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.

Witness our hands this 16th day of August, 2023.

Michael C. Gay

Michael Gay

Andrea Nelson Gay

Andrea Gay

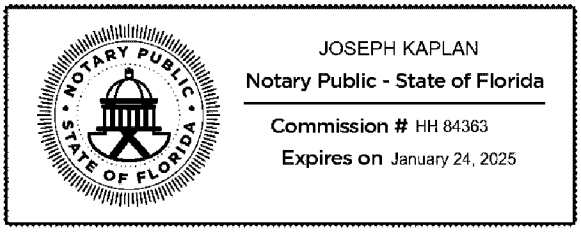
STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Volusia

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Michael Gay and Andrea Gay**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.
produced Id Co DRIVER LICENSE

Witness my hand and official seal this the 16th day of August, 2023.

My Commission Expires: 01/24/2025

Joseph Kaplan Online Notary
Notary Public Joseph Kaplan



Notarized online using audio-video communication

True Copy of Certification

I, Hillary Smith, 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 is a true and correct copy of the original document executed and authenticated according to law on August 16th, 2023.

Signature

Date: 8/14/23

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn and subscribed before me this the 16th day of August, 2023.

Notary Public

My commission Expires: 5-9-26

SEAL

TRACEY PERRY
NOTARY PUBLIC
TENNESSEE
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Nick Harris, 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 **August 16, 2023**.

Affiant Signature

8/16/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **16th** day of **August**, 20**23**.

Notary's Signature

My Commission Expires: _____
Date

