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THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P23-6455-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 335,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF AUGUST, 2023 Notary Public MY COMMISSION EXPIRES 7/6/24 (AFFIX SEAL)
Karen Johnson Davidson County Batch# 1039936 DEEDWARR 08/18/2023 10 37 43 AM 2 pgs Fees $13 00 Taxes $1,239 50 20230818-0064587	

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jordan Elizabeth Richmond and James Eric Gentry, Jr	FirstBank	
5025 Hillsboro Pike #17E	722 Columbia Avenue	131-01-0D-141.00-CO
Nashville, TN 37215	Franklin, TN 37064	
(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, **Stephen P. Maher and Nancy S. Maher, as Co-Trustees of The Stephen and Nancy Maher Revocable Trust under agreement dated December 20, 2021,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jordan Elizabeth Richmond and James Erik Gentry, Jr., BOTH UNMARRIED, as joint tenants with right of survivorship**

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:

Land in Davidson County, Tennessee, being Unit No 141, on the Plan of Georgetown Apartments of record in Plat Book 5200, Page 4, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, and as established by Master Deed of record in Book 5211, Page 325, amended in Book 5616, Page 133 and Book 6079, Page 516, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stephen P Maher and Nancy S. Maher, as Co-Trustees of the Stephen and Nancy Maher Revocable trust under agreement dated December 20, 2021 by Warranty deed from Stephen P Maher and wife, Nancy S Maher of record in Instrument No. 20211223-0169645 Register's Office for Davidson County, Tennessee, dated December 20, 2021 and recorded on December 23, 2021.

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.

This is improved property known as 5025 Hillsboro Pike #17E; Nashville, TN 37215.

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 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 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

Witness our hands this the 14th day of August, 2023

The Stephen and Nancy Maher Revocable Trust under agreement dated December 20, 2021

BY _____
Stephen P Maher, Trustee

_____
Nancy S Maher, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Stephen P. Maher and Nancy S. Maher,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the **Co-Trustees of The Stephen and Nancy Maher Revocable Trust under agreement dated December 20, 2021** within named bargainor, and who acknowledged that they executed the within instrument as such Trustees for the purposes therein contained

Witness my hand and official seal this the 14th day of August, 2023

My Commission expires 1-8-24

_____
Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE