Karen Johnson Davidson County
Batch# 1059540 DEEDWARR
10/10/2023 11:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,389.35
20231010-0079544

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20238666 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$375,500.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 10th day of October, 2023. Notary Public My Commission Expires: 11/19/2025

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

THIS INDENTURE, made this 3rd day of October, 2023, among:

RYAN P. GABRICK, AN UNMARRIED MAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

SHELDON CLARK AND CAITLIN WALL, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Unit No. 247 together with the private elements appurtenant thereto, on the Plan of RoseMonte, Phase 2 (hereinafter referred to as the "Plan"), a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Master Deed of RoseMonte Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20051117-0138877, and First Amendment to Master Deed of RoseMonte Townhomes, of record in Instrument No. 20070517-0059078, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office. Reference is hereby made to the plan of RoseMonte Townhomes, shown on Exhibit "B" to the First Amendment to Master Deed of RoseMonte Townhomes, of record in Instrument No. 20070517-0059078, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to Ryan P. Gabrick, an unmarried man by deed from Logan C. Simmons and Bradley L. Simmons, wife and husband, dated February 15, 2019, of record in Instrument No. 20190219-0014785, Register's Office for Davidson County, Tennessee.

This property being known as 3507 Steffisburg Drive, Nashville, TN 37211.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Ryan P. Gabrick

Ryan P. Gabrick

State of Colorado
County of Denver

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Ryan P. Gabrick**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/~~she/they~~ executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3 day of October, 2023.

Notary Public
My Commission Expires: 11/05/2025
Colorado Notary Public

CYNTHIA GARCIA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20094036801
MY COMMISSION EXPIRES NOVEMBER 5, 2025

Owner Name & Property Address:

Name: Sheldon Clark + Caitlin Wall
Address: 3507 Steffisburg Dr.
City, State, Zip: Nashville, TN 37211

Responsible Party For Taxes:

Name: New Owner
Address:
City, State, Zip:

Tax ID: 161-15B-084.00

Certificate of Authenticity

I, Joshua A. Terry, 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 10/3/23.

Affiant Signature – Joshua A. Terry

10/5/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/5/23.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27