THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230945914**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is. $759,900.00 Christine Macon Affiant Subscribed and sworn to before me, this 19th day of October, 2023. Notary Public My Commission Expires: 2/28/25

AMANDA BIRNER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1063129 DEEDWARR
10/20/2023 10.25 37 AM 2 pgs
Fees $13 00 Taxes $2,811 63

20231020-0082343

WARRANTY DEED

Address New Owner: James W. Antoon Sr. and Susan Antoon 258 Cherokee Station Drive Nashville TN 37209	Send Tax Bills To New Owner	Tax Information: Tax Parcel ID No. 103-08-0E-001 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, **Michael Gorden and Stacia Gorden, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **James W. Antoon Sr. and Susan Antoon, husband and wife as joint tenants**, ("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 No. 13D-A , together with the appurtenant interest in the common elements of Cherokee Crossing Townhomes , a horizontal property regime established by Master Deed of record in Instrument No. 20060908-0111567, Register's Office for Davidson County, Tennessee , said Unit being depicted on the plat attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to MICHAEL GORDEN AND STACIA GORDEN, HUSBAND AND WIFE, by deed from RICHARD R. FORBERG AND LISA B. FORBERG, HUSBAND AND WIFE, of record in Instrument No. 20200622-0067041 , dated June 18, 2020 , said Register's Office.

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. 103-08-0E-001.00 CO

Master Deed of record in Instrument No. 20060908-0111567, 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. 20051215-0150402, said Register's Office.

Matters shown on the Plan of record in Instrument No. 20050328-0032338, said Register's Office.

Title to that portion of the premises, if any, embraced within the right-of-way of CSX Railroad.

This is improved property located at 258 Cherokee Station Drive 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 19th day of October, 2023

Michael Gorden

Stacia Gorden

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael Gorden and Stacia Gorden, 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 19th day of October, 2023.

Notary Public

My Commission Expires _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026