WARRANTY DEED DELANIE SISK NOTARY PUBLIC TENNESSEE My Comm Exp. Feb. 25, 2024 COUNTY OF MAURY	STATE OF TENNESSEE COUNTY OF MAURY THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $270,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 12/04/2023. NOTARY PUBLIC MY COMMISSION EXPIRES

Karen Johnson
Batch # 1078243
12/05/2023 09:17:24 AM
Fees: $13.00 Taxes: $999.00
20231205-0093710

Davidson County
DEEDWARR
2 pgs

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-4530

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	
Caroline Gallagher	**NEW OWNER**	104 10 0n 001.00
2901 Blair Boulevard		
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

George P. Kougias, Jr, a single man

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Caroline Gallagher, a single woman

HEREINAFTER CALLED THE GRANTEE(S), 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. B-1, as shown on the map entitled Master Deed Westchester Condominiums of record in Instrument No. 20070607-0068596, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Nancy Lombardo, by deed dated 04/27/2021 and recorded 04/28/2021, from Chad Wohlers, single, of record in Instrument Number 2021428-0056963 and being further conveyed to George P. Kougias, Jr, an unmarried man by deed dated 04/29/2022 and recorded 05/03/2022 from Nancy Lombardo, married, of record in Instrument Number 20220503-0051121, Register's Office for Davidson County, Tennessee.

Property Address: 2901 Blair Boulevard Nashville, TN 37212

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is improved property known as 2901 Blair Boulevard B1 Nashville, TN 37212

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on December 4, 2023}.

George P. Kougias, Jr

STATE OF TENNESSEE

COUNTY OF MAURY

Personally appeared before me, a Notary Public of said County and State, George P. Kougias, Jr, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this December 4, 2023.

Notary Public

DELAYNA SISK
TENNESSEE NOTARY PUBLIC
My Comm Exp. Feb. 25, 2024
COUNTY OF MAURY

My Commission Expires: 02/25/2024

File #: 2023-4530

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027