WARRANTY DEED

G-P-23-1303

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $705,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 03/16/26

(AFFIX SEAL)

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson
Batch # 1087102
12/29/2023 01:41:07 PM
Fees: $18.00 Taxes: $2,608.50

Davidson County
DEEDWARR
3 pgs

20231229-0100201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Joseph A. Yurchak and Mary J. Ireland	**Regions Bank d/b/a Regions Mortgage**	
(NAME)	(NAME)	**061160I00200CO**
1303 Greenland Ave	**2050 Parkway Office Circle**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Hoover, AL 35244**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **GS VENTURES RD, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSEPH A. YURCHAK AND MARY J. IRELAND, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of Homes at 1304 Cardinal Avenue, A Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 1304 Cardinal Avenue, A Horizontal Property Regime with Private Elements, of record in Instrument No. 20230109-0001703, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to GS Ventures RD LLC, a Colorado limited liability company, by Warranty Deed from Marian Andreescu, an unmarried man, of record in Instrument No. 20230213-0010193, in the Register's Office of Davidson County, Tennessee, dated February 10, 2023 and recorded on February 13, 2023.

This conveyance is subject to:
- Taxes and assessments for the year 2024 and subsequent years, a lien not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Map of Greenland Estates, as recorded in Plat Book 974, Page(s) 13.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20230109-0001703.
- Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for SCMs For Regulated Residential Infill recorded in Instrument No. 20231129-0092019.
- Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4203, Page 359.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1303 Greenland Ave, Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 28th DAY OF DECEMBER, 2023.

GS Ventures RD, LLC
BY: Gregory C. Self
Gregory C. Self
Manager

STATE OF New York
COUNTY OF Clinton

Personally appeared before me,* the undersigned, a Notary Public in and for said County and State, GREGORY C. SELF, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MANAGER of GS VENTURES RD, LLC the within named bargainor, a limited liability company, and that he/she as such MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th of December, 2023.

William Grones
Notary Public
My Commission Expires: 04/26/2027
(SEAL)

Notarized online using audio-video communication

William Grones
Online Notary Public
State of New York
Clinton County
Commission #: 01GR0006371
Commission Expires: 04/26/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

*by audio-video communication

Tennessee Certification of Electronic Document

I, Dana Delworth, 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 12/28/23 (date of document).

Dana Delworth
Affiant Signature

12/29/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29th day of December, 2023.

Patricia J Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8-20-2024

NOTARY'S SEAL

