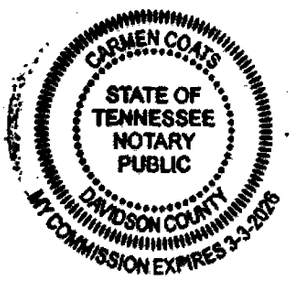
Karen Johnson Davidson County
Batch# 1103593 DEEDWARR
02/22/2024 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20240222-0012264

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 3-3-2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Tri Star Title & Escrow, LLC, 1535 W. Northfield Blvd., Suite 16, Murfreesboro, TN 37129

File No.: 0224-048

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Abbie Niemeier	Primary Residential Mortgage Inc.	095-02-0A-130.00-CO
(NAME)	(NAME)	
130 Cottage Place	1480 North 2200 West	
(ADDRESS)	(ADDRESS)	
Nashville TN 37214	Salt Lake City UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Ten And No/100 Dollars ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JOSE GAUNA, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ABBIE NIEMEIER, UNMARRIED WOMAN**, 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. 62 on the Plan of Cottage Place Condominiums, filed as Exhibit C to and established by the Master Deed of record in Book 6520, page 745 and amended in Book 6569, page 212, Book 6636, page 722 and in Book 6902, page 829, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed to Jose Gauna by Warranty Deed from Music City Financial, LLC, a Texas Limited Liability Company of record in Instrument No. 20231212-0095708 Register's Office for Davidson County, Tennessee, dated December 5, 2023 and recorded on December 12, 2023.

This property was an investment property and was never used as the marital abode for the grantor Jose Gauna.

This conveyance is made subject to Declaration of Covenants, Restrictions and Conditions contained in instrument of record in Book 6520, page 745, amended in Book 6569, page 212, Book 6625, page 506, Book 6636, page 722, and Book 6902, page 829; By Laws of record in Book 6520, page 793; Charter of HOA of record in Book 6582, page 869; Water Main Easement of record in Book 722, page 268, Book 722, page 324, and Book 6974, page 929; Easement of Comcast of Nashville I, LLC of record in Instrument Number 20130517-0050099; Right-of-Way Deed for Highway Purposes of record in Book 5256, page 398; Judgement and Final Order to the State of Tennessee, on Relation of the Commissioner of the Department of Transportation of record in Instrument Number 20070320-0033730; Rights and easements of adjoining landowners in and to any party wall(s) **located on the insured parcel; Subject** to rights of others in and to the common areas and/or elements; **and to any and all matters shown on** said plat and survey of record in Plat Book 6520, pages 816-823; all of said Register's Office.

unimproved ☐
This is improved ☒ property, known as 130 Cottage Place, Nashville, TN 37214
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 16 day of February, 2024.

Jose M Gauna
Jose Gauna

STATE OF TENNESSEE
County OF Rutherford

On this 16 day of February, 2024, before me personally appeared Jose Gauna, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Sophie Callis
Notary Public

Printed Name: Sophie Callis

My Commission Expires: 6/23/25

SOPHIE CALLIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **February 16, 2024** (date of document).

Affiant Signature

February 22, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 22nd day of February, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25