Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240246847

Karen Johnson Davidson County
Batch # 1111923 **DEEDWARR**
03/18/2024 09:40:37 AM 2 pgs
Fees: $13.00 Taxes: $7,770.00
20240318-0018374

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $2,100,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of March, 2024.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Robert R. Short, Jr. and Sarah H. Short 5 Castle Rising Nashville TN 37215	New Owner	Tax Parcel ID No. 130 12 0A 056.00

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, **Richard Thomas Gernert, Jr. and Anne McCubbin Gernert, Co-Trustees of the Gernert Community Property Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert R. Short, Jr. and Sarah H. Short, husband and wife**, ("Grantees"), its 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 Lot No. 56 on the Plan of NORTHUMBERLAND as of record in Plat Book 6250, pages 128 and 129, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Richard Thomas Gernert, Jr. and Anne McCubbin Gernert, Co-Trustees of the Gernert Community Property Trust, by Quitclaim Deed from Richard T. Gernert, Jr. and Anne M. Gernert, of record in Instrument No. 20230105-0000978, in the Register's Office of Davidson County, Tennessee, dated January 05, 2023 and recorded on January 05, 2023.

Being the same property conveyed to Richard T. Gernert, Jr. and Anne M. Gernert, as tenants in common, by Warranty Deed from Michael J. Kane and wife, Susan J. Kane, of record in Instrument No. 20040114-0006022, in the Register's Office of Davidson County, Tennessee, dated January 09, 2004 and recorded on January 14, 2004.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Northumberland, as recorded in Plat Book 6250, Pages 128 and 129, as amended by Surveyor's Certificate of Correction of record in Book 6386, Page 194.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6377, Page 18, re-recorded in Book 6545, Page 799; Amendments to Bylaws in Book 7663, Page 468 and

Book 8919, Page 45; and further amended in Book 8990, Page 50 and Book 11298, Page 935.

Assignment of Assessments and Fees in Instrument No. 20220330-0037079. Amended and Restated in Instrument No. 20010629-0068967; as amended in Instrument Nos. 20180927-0095915; 20220209-0015206 and 20230726-0057646.

Easement for Water Mains and Appurtenances, recorded in Book 6434, Page 786.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6548, Page 98; Book 6581, Page 77 and Book 6581, Page 80.

This is improved property located at 5 Castle Rising Nashville TN 37215

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 15th day of March, 2024.

The Gernert Community Property Trust

By: Richard Thomas Gernert, Jr, Co-Trustee

By: Anne McCubbin Gernert, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard Thomas Gernert, Jr, and Anne McCubbin Gernert, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Co-Trustees of The Gernert Community Property Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 15th day of March, 2024.

Notary Public

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025