Karen Johnson
Batch # 1112042
03/18/2024 01:57:20 PM
Fees: $18.00 Taxes: $695.60

Davidson County
DEEDWARR
3 pgs

20240318-0018520

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H. Taylor

Ivey Title, LLC Ref: (DW) Title No.: 63557
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Brian Hosmer Irwin 3415 West End Ave #910E Nashville, TN 37203	NEW OWNER

TAX MAP PARCEL NUMBERS: 104060A09900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$188,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joseph Gilbert, III, Trustee of the Joseph Gilbert, III Living Trust dated March 10, 2004, as Amended and his successors in trust, a Revocable Living Trust**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Brian Hosmer Irwin, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 910E of Continental Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in book 5200, pages 399 through 401, amended in Book 6131, page 788, and in Book 6435, page 549, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Megan Gregory by Warranty Deed from Charles Arthur Smith, dated February 6, 2004 and recorded on February 6, 2004 of record in Instrument No. 20040206-0014986, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated July 28, 2004, recorded July 29, 2004, of record in Instrument No. 20040729-0091090, said Register's Office, subject property was conveyed to Joseph Gilbert, III, Trustee of the Joseph Gilbert, III Living trust dated March 10, 2004, as amended and his successors in Trust, a Revocable Living Trust.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2024, and subsequent years; The Plan of record in Book 5200, pages 399 through 401, amended in Book 6135, page 88 and in Book 6435, page 549, said Register's Office, shows an owner's certificate, minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 5862, page 589; Book 6135, page 788; Book 6435, page 549; Book 7461, page 217; Book 7475, page 137; Instrument No.

20051024-0128399; and Instrument No. 20160108-0001989, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters. Memorandum of Agreement with Nextel South Corp. of record in Instrument No. 20010514-0049446, said Register's Office.

This is improved property, known as 3415 West End Avenue, # 910 E, Nashville, TN 37203

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 12th day of March, 2024.

Joseph Gilbert, III Living Trust dated March 10, 2004, as amended and his successors in Trust, a Revocable Living Trust

By: _____ Jtg Trustee
Joseph Gilbert, III, Trustee

State of Tennessee

County of Davidson

On this 12th day of March, 2024, before me the undersigned authority, personally appeared Joseph Gilbert, III, Trustee of the Joseph Gilbert, III Living Trust dated March 10, 2004, as Amended and his successors in trust, a Revocable Living Trust, to me known (or proved to me on the basis of satisfactory evidence) to be the person (s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

My Commission Expires: _____

_____
Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $188,000.00.

Affiant

Sworn and subscribed before me this 13th day of March, 2024.

Notary

My Commission Expires:

SANDRA DENISE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-20-2024