Karen Johnson Davidson County
Batch# 1114397 DEEDWARR
03/22/2024 03:43:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20240322-0020254

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS SIX HUNDRED THOUSAND AND 00/100 (600,000.00). Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22ND DAY OF MARCH, 2024. Notary Public MY COMMISSION EXPIRES: 7/7/27 (AFFIX SEAL)

CLAIRE H. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Maxwell J. Davis (NAME)	**NEW OWNER** (NAME)	**104 02 0X 238.00**
238 31st Avenue North **Nashville, TN 37203** (ADDRESS)	_____ (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 22nd day of March, 2024, the undersigned, **JANITH M. GANNON, AN UNMARRIED WOMAN**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **MAXWELL J. DAVIS, UNMARRIED** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **238 31ST AVENUE NORTH, NASHVILLE, TN 37203** and more particularly described as follows:

Being Unit No. 238, together with appurtenant interest in the common elements of The Row at 31st Condominiums, a horizontal property regime established by Master Deed, of record in Instrument No. 20030430-0057670, corrected in Instrument No. 20040203-0012935, Instrument No. 20040206-0014724, amended in Instrument No. 20040615-0070764, Instrument No. 20040915-0111215, and Instrument No. 20080425-0042359, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Janith M. Gannon and Frank Gannon, Wife and Husband, by General Warranty Deed from Grant McFarland, a married man, Lawson Hardwick, a married man, and Derek Gunn, a married man, of record in Instrument No. 20220112-0004408, in the Register's Office of Davidson County, Tennessee, dated January 03, 2022, and recorded on January 12, 2022.

*Note that Frank Gannon died on May 9, 2023 in Birmingham, Alabama.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 22nd day of March, 2024.

GRANTOR: Janith M. Gannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Janith M. Gannon**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 22nd day of March, 2024.

Notary Public

My Commission Expires

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, George Mudter, 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 3/22/24 (date of document).

Affiant Signature

3/22/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22 day of March, 2024

Notary's Signature

MY COMMISSION EXPIRES: 7/7/2027

NOTARY'S SEAL

