Karen Johnson Davidson County
Batch# 1115057 DEEDWARR
03/26/2024 08:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20240326-0020771

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF March, 2024.

Notary Public

MY COMMISSION EXPIRES: 6.14.26

(AFFIX SEAL)

PAMELA JO SMITHSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

File #24-PA-1002-P

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Catherine Mary Opila and Stephen R. Gerhart	**New Owner**	
(NAME)	(NAME)	**093 13 2A 029.00**
1002 Division St. #504		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **LAUREN BRAUN PENNER, A MARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEPHEN ROBERT GERHART AND CATHERINE MARY OPILA, 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 Condominium apartment in Davidson County, Tennessee, described as follows, to-wit being Unit No. 504 of 1000 Division Street Condominiums, a horizontal property regime in Nashville, Davidson County, Tennessee, as shown on the Plan of record on Exhibit C to the Master Deed of 1000 Division Street Condominiums, of record Instrument No. 20160928-0102220, as being amended in Instrument No. 20170818-0085326, Instrument No. 20171005-0102601 and Instrument No. 20210408-0046695, Register's Office for said County, to which plan reference is here made, together with all rights and obligations appurtenant thereto as set forth in said Master Deed.

Being the same property conveyed to Lauren Braun, an unmarried woman, by Special Warranty Deed from 1000 Division Street, LLC, a Tennessee limited liability company, of record in Instrument No. 20210305-0029133, in the Register's Office of Davidson County, Tennessee, dated February 26, 2021, and recorded on March 05, 2021. The said Lauren Braun having since married is now known as Lauren Braun Penner.

Grantor does hereby affirm that said property has never been a primary marital residence.

This conveyance is subject to:
County of Davidson taxes for the year 2024 and thereafter, not yet due and payable.

*Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 1000 Division Street Condominium of record in Instrument No. 20160928-0102220 and as amended in Instrument No. 20170818-0085326, Instrument No. 20171005-0102601 and Instrument No. 20210408-0046695; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

*Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20160817-0085818.

*Easement for Temporary Wall, recorded in Instrument No. 20150116-0004695.

*Easement for Shoring, recorded in Instrument No. 20150318-0023427.

*Easement for Pedestrian, recorded in Instrument No. 20150318-0023428.

*Easement for Stormwater Facilities and Systems, recorded in Instrument No. 20160817-0085818.

*Easement for Broadband Communications System, recorded in Instrument No. 20170921-0096813.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1002 Division Street, Unit 504, 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(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 15th day of March, 2024.

Lauren Braun Penner

Lauren Braun Penner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of March, 2024, before me personally appeared Lauren Braun Penner, 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's (or persons') free act and deed.

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

C. Loy Carney

Notary Signature
My commission expires:

LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

CERTIFICATE OF AUTHENTICITY

I, Pamela Jo Smithson, do hereby make oath that I am a licensed attorney and/or 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 March 15, 2024.

Affiant
Date: March 25, 2024

STATE OF TENNESSEE
COUNTY OF Maury

Sworn to and subscribed before me this 25th day of March 2024.

Notary Public

My Commission Expires: 11/5/2024

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY