Prepared By & Return To:
Tennessee Title Services LLC-Murfree
720A South Church Street
Murfreesboro, TN 37130
M-24-1083

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 22nd day of March, 2024

Notary Public

Commission Expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1116644 DEEDWARR
04/01/2024 08:33:30 AM 3 pgs
Fees: $18.00 Taxes: $440.30
20240401-0021945

Address of New Owner	Send Tax Bills To:	Map & Parcel
GAV Tennessee LLC 550 Harding Place #C118 Nashville, TN 37211	New Owner	147-02-0B-056.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Molly Sehring and Giovanni Badilla, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

GAV Tennessee LLC, a Tennessee Limited Liability Company

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 Lot No, Unit C-118, of Caldwell Court Condominiums created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6188, page 744, as amended in Instrument No. 20070509-0055551, and Instrument No. 20071011-0120947, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Caldwell Court Condominiums set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said Unit.

Being the same property conveyed to Molly Sehring and Giovanni Badilla, husband and wife by Warranty Deed from Tucker Tingle, unmarried individual of record in Instrument No. 20190405-0031234 Register's Office for Davidson County, Tennessee, dated April 05, 2019 and recorded on April 05, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 550 Harding Place #C118, Nashville, TN 37211

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 so 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.

Dated this the 22nd day of March, 2024.

Molly Sehring

Molly Sehring

Giovanni Badilla

Giovanni Badilla

STATE OF Texas
COUNTY OF Dallas

On this 22nd day of March, 2024, before me virtually appeared Molly Sehring, 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 22nd day of March, 2024.

Jerry Duffey
ID NUMBER
132849453
COMMISSION EXPIRES
January 5, 2025

Notary Signature
My commission expires: 01/05/2025

Electronically signed and notarized online using the Proof platform.

STATE OF Texas
COUNTY OF Dallas

On this 22nd day of March, 2024, before me virtually appeared Giovanni Badilla, 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 22nd day of March, 2024.

Jerry Duffey
ID NUMBER
132849453
COMMISSION EXPIRES
January 5, 2025

Notary Signature
My commission expires: 01/05/2025

Electronically signed and notarized online using the Proof platform.

Certificate of Authenticity

I, Joshua A. Terry, 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 3/22/2024.

Affiant Signature – Joshua A. Terry

3/28/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/28/2024.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON