WARRANTY DEED

Karen Johnson Davidson County
Batch# 1140021 DEEDWARR
05/29/2024 09:28:30 AM 3 pgs
Fees: $18.00 Taxes: $3,059.90
20240529-0039657

DM-BHHS-24-415-1914

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $827,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: 10/16/24 (AFFIX SEAL)

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Venkat Sharma	New Owner	
(NAME)	(NAME)	**093-06-1J-151.00-CO**
415 Church Street, #1914		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37219		
(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, **JOHN DAVID GABRIEL AND SUMMER LONG GABRIEL, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **VENKAT SHARMA, AN UNMARRIED MAN,** 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 known as Unit No. 1914 of the Horizontal Property Regime of Viridian Condominium pursuant to Master Deed of record us Instrument No. 20061004 0122833 and Addendum of record in Instrument No. 20061004-0122834, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description, together with the percentage interest in common elements and any limited common elements appurtenant to said unit set forth in the Master Deed and Amendments thereto.

Being the same property conveyed to John David Gabriel and Summer Long Gabriel, husband and wife by Warranty Deed from Tami J. Gallupe, an unmarried woman of record in Instrument No. 20190226-0017194 Register's Office for Davidson County, Tennessee, dated February 20, 2019 and recorded on February 26, 2019.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20061004-0122833, amended in Instrument No. 20061004-0122834, Instrument No. 20070711-0082578, Instrument No. 20100616-0046702, Instrument No. 20111006-0077592 and Instrument No. 20120802-0068536, Instrument No. 20140128-0007721 and 20171002-0100849 and Instrument No, 20180510-0045059, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7423, Page 374, Book 8027, page 865, revised in Book 9208, page 613 and Instrument No. 20050124-008719, Register's Office for Davidson County, Tennessee.
- Conveyance of Metropolitan Nashville Alley No. 66 according to the Official Street and Alley Acceptance and Maintenance Map of the Metropolitan Government of Nashville and Davidson County as enacted by Ordinance No. BL2003-63 by Viridian Development Company, LLC in Quitclaim Deed in Instrument 20060928-0120210, Register's Office for Davidson County, Tennessee.
- Easement Agreement on a certain parcel of real property formerly know as Metropolitan Nashville Alley No. 66 and abandoned pursuant to Metropolitan Ordinance No. BL2005-570 by and between 401 Church Street LLC and Viridian Development Company, LLC in Instrument 20060928-0120211, Register's Office for Davidson County, Tennessee.
- Agreement and Release by and between 401 Church Street LLC and Viridian Development Company, LLC in Instrument 20060928-0120212, Register's Office for Davidson County, Tennessee.
- Stormwater Quality Agreement in Instrument 20040916-0111454, Register's Office for Davidson County, Tennessee.
- Reciprocal Easement and Agreement in Instrument 20041103-0132451, Register's Office for Davidson County, Tennessee.

- Capitol Mall Redevelopment Project Plan as set out in Ordinance of the Metropolitan Government referenced in Book 10512, page 464, and Instrument 20020626-0076795, Register's Office for Davidson County, Tennessee.
- Rights and Reservations of record in Instrument Number 20000815-0080915, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Book 2902, Page 328, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20061004-0122835, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **415 Church Street, #1914, Nashville, Tennessee 37219**.

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 23 DAY OF MAY, 2024.

John David Gabriel

Summer Long Gabriel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN DAVID GABRIEL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of May, 2024.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SUMMER LONG GABRIEL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of May, 2024.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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 5/23/24.

Affiant Signature – Joshua A. Terry

5/28/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/28/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27