WARRANTY DEED

Karen Johnson Davidson County
Batch# 1141346 DEEDWARR
06/03/2024 08:04:30 AM 3 pgs
Fees: $18.00 Taxes: $2,664.00
20240603-0040710

File No. SG-24-6765

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $730,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ALLISYN G PINKSTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-24-2025

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Forster and Bradford, LLC	**New Owner**	
(NAME)	(NAME)	
1204B Cedar Lane	**5922 Magnolia Beach Road**	118-05-0C-008.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	**Panama City Beach, FL 32408**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Cathy Gurley, a single person**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Forster and Bradford, LLC, a Florida limited liability company**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

All that certain real estate located in Davidson County, Tennessee and Described as follows:

A Certain Condominium Apartment in Davidson County, Tennessee being Unit No. 2, including the private elements appurtenant to said unit, On the plan of Cedar Lane Condominiums, Phase Three, a Condominium Development, together with an undivided percentage interest in the common elements appurtenant to said unit, as set forth in Exhibit "B" to the Amendment to the Master Deed of record in Instrument No. 20030408-0046334, said Register's Office, establishing Cedar Lane Condominiums, Phase Three, a Condominium, said amending Master Deed of record in Instrument No. 20020530-0065774, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Cathleen A. Gurley by General Warranty Deed from F. Don Montgomery, Jr of record in Instrument No. 20030916-0135879 Register's Office for Davidson County, Tennessee, dated August 25, 2003 and recorded on September 16, 2003.

Being the same property conveyed to Cathy Gurley by Quitclaim Deed from Cathleen A. Gurley of record in Instrument No. 200507058-0079186 Register's Office for Davidson County, Tennessee, dated April 04, 2005 and recorded on July 08, 2005.

This is property more commonly known as 1204B Cedar Lane, Nashville, TN 37212.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 do 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.

Witness my/our hand this 31st day of May, 2024.

Cathy Gurley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of May, 2024, before me personally appeared Cathy Gurley, 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 31st day of May, 2024.

Notary Signature
My commission expires: May 8, 2029

Andrew Suzore
State of Tennessee Notary Public
Davidson County

Certificate of Authenticity

I, Spencer Gross, 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 **May 31st, 2024**.

Date

Affiant Signature

May 31st, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **31st** day of **May**, 20**24**.

Notary's Signature

My Commission Expires: 05/05/2025

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025