Karen Johnson Davidson County
Batch# 1151705 DEEDWARR
06/27/2024 10:38:30 AM 3 pgs
Fees: $18.00 Taxes: $2,571.50
20240627-0048328

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$695,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **25TH** DAY OF **JUNE, 2024.**

Notary Public

MY COMMISSION EXPIRES: 5/5/2025
(AFFIX SEAL)

J. DYKE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Laura Perry,
Stewart Title - Esquire Division,
30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

File No.: ST24-050377

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| RICHARD IRA GANULIN AND KAREN RUTH GANULIN, TRUSTEES<br>OF<br>THE GANULIN FAMILY TRUST DATED MAY 24, 1989, AS RESTATED ON JUNE 28, 2023 | RICHARD IRA GANULIN AND KAREN RUTH GANULIN,TRUSTEES<br>OF<br>THE GANULIN FAMILY TRUSTDATED MAY 24, 1989,AS RESTATED ON JUNE 28, 2023 | |
| (NAME)<br>7357 Overby Road | (NAME)<br>7357 Overby Road | 103-02-3B-001-00 |
| (ADDRESS)<br>Fairview Tennessee 37062 | (ADDRESS)<br>Fairview, Tennessee 37062 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF SIX HUNDRED NINETY-FIVE THOUSAND AND NO/100 DOLLARS ($695,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **TENNESSEE AVENUE DEVELOPMENT, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHARD IRA GANULIN AND KAREN RUTH GANULIN, TRUSTEES OF THE GANULIN FAMILY TRUST DATED MAY 24 ,1989, AS RESTATED ON JUNE 28, 2023** 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 Unit No. 1 on the Plan of Demoss Hill, (formerly known as Demoss Road Homes), attached Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180416-0035309, amended in Instrument No. 20180502-0041768, Instrument No. 20180510-0044708, Instrument No. 20200625-0068622, Instrument No.

20210222-0020689, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description of said unit.

Being part of the same property conveyed to Tennessee Avenue Development, LLC by Quitclaim Deed from Tennessee Avenue Development, LLC, dated 04/23/2018, of record in Instrument No. 20180425-0038708, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as **107 Demoss Road #1, Nashville, TN 37209**
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(s) this the **25th** day of **June, 2024**

Tennessee Avenue Development, LLC

BY: _____
**John E. Coleman, Jr. Chief Manager**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 25th day of **June 2024**, before me, the undersigned, a Notary Public, for the State of Tennessee and County aforesaid, personally appeared **John E. Coleman, Jr.**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, to be the **Chief Manager** of **Tennessee Avenue Development, LLC** and to be the person whose name is subscribed to this instrument as the principal, and who, upon oath, acknowledged himself to be the person so authorized to do so, executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed on behalf of the company.

WITNESS my hand and seal this 25th day of **June, 2024**.

L. DUKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

_____
Notary Public

My Commission expires: 5/5/2025

**CERTIFICATE OF AUTHENTICITY**

I, Sheila Ivey, 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 June 25, 2024.

Affiant
Date: June 26, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 26 day of June, 2024

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.