Karen Johnson Davidson County
Batch# 1152327 DEEDWARR
06/28/2024 10:12:30 AM 4 pgs
Fees: $23.00 Taxes: $2,127.50
20240628-0048614

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38241-06-2024	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Rutherford The actual consideration or value, whichever is greater, for this transfer is: $575,000.00. Julie Applegate Affiant) Subscribed and sworn to before me this 27th day of June, 2024 Notary Public My Commission Expires:

ALICIA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-21-2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Erin Elizabeth Gerard 622 Annex Avenue #A Nashville, TN 37209	United Wholesale Mortgage 700 South Blvd East Pontiac, MI 48341	Map and Parcel No.: 090 08 0E 001.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Todd Galloway, married man ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Erin Elizabeth Gerard, unmarried woman ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 622 Annex Avenue #A, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto. Grantor represents and warrants that the subject property has never been his marital residence.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 19 day of June, 2024.

GRANTOR:

Todd Galloway

STATE OF ARIZONA

COUNTY OF Maricopa

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

Witness my hand, at office, this 19 day of June, 2024.

Notary Public
My Commission Expires: 2-6-2028

JUSTIN A. STITTSWORTH
Notary Public - Arizona
Maricopa Co. / #661012
Expires 02/06/2028

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for HOMES AT 622 ANNEX AVENUE, A Horizontal Property Regime with Private Elements of record as Instrument No. 20151102-0111289 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Todd Galloway, by Warranty Deed from Shaun M. Kuoni and Emily A. Kuoni, Husband and Wife, of record in Instrument No. 20210416-0050983, in the Register's Office of Davidson County, Tennessee, dated April 15, 2021, and recorded on April 16, 2021.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2024, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.
4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEST NASHVILLE ANNEX, as recorded in Plat Book 332, Page(s) 11.
5. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20151102-0111289.

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 06/19/2024.

Affiant Signature — Date: 06/19/2024

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 06/19/2024.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

