WARRANTY DEED

Karen Johnson Davidson County
Batch# 1153983 DEEDWARR
07/03/2024 09:58:30 AM 3 pgs
Fees: $18.00 Taxes: $777.00
20240703-0050209

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of June, 2024

Notary Public

MY COMMISSION EXPIRES: 10/16/2024

(AFFIX SEAL)

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS:
GFY, LLC	New Owner	081-07-0-260.00
(NAME)	(NAME)	
1047 Kendras		
(ADDRESS)	(ADDRESS)	
Gallatin, TN 37066		
(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, we, **Clarence Summey and Kim Gold,**** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GFY, LLC,** 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:

A certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being the north 16 2/3 feet of Lot No. 16 and the south 16 2/3 feet of Lot No. 18 on the Map of Menee's Subdivision of Lot No. 8 of the Thomas Woodard Property, as of record in Book 161, page 44, in the Register's Office for Davidson County, Tennessee.

Said part of Lot Nos. 16 and 18 front together 33 1/3 feet on the west margin of 15th Avenue, North, formerly Hutcherson Avenue, and run back between parallel lines 115 feet, more or less, to the east margin of a 10-foot alley.

Being the same property conveyed to Clarence Summey by Warranty Deed from Araminta Williams, dated July 25, 2014, of record in Instrument No. 20140801-0069195, in the Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Clarence Summey and Kim Gold by Quitclaim Deed from Clarence Summey, dated October 23, 2017, of record in Instrument No. 20171024-0108879, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2024, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 161, page 44; of record in the Register's Office for Davidson County, Tennessee.

****Grantors represent and warrant that the property is not now, and never has been a marital residence. Therefore, neither grantors spouse have acquired any interest in the property.**

unimproved ☐

This is improved ☑ property, known as 1817 15th Ave N, Nashville, TN 37208

(House Number) (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 our hands this 28th day of June, 2024.

Clarence Summey

Kim Gold

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Clarence Summey and Kim Gold, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 28th day of June, 2024.

Notary Public
My Commission Expires: _____

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 2-17-2027

File No.: 38587

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 6/28/24.

Affiant Signature – Joshua A. Terry

7/2/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/2/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27