Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-24-3106

STATE OF TENNESSEE
COUNTY OF Davidson

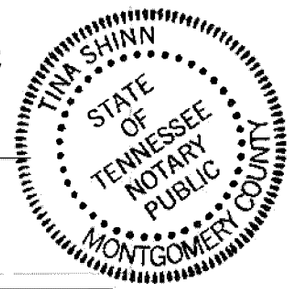
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 9th day of July, 2024

Notary Public

Commission Expires: 9/15/27



Karen Johnson Davidson County
Batch# 1157244 DEEDWARR
07/11/2024 03:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20240711-0052257

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jessica Klein 6502 Premier Drive Nashville, TN 37209	Ameris Bank 1850 Parkway Place Suite 400 Marietta, GA 30067	102-04-0-058.00

WARRANTY DEED

FOR AND IN 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,
Kyle Steven Gabrick and Spouse, Lauren Anne Pstrang KNA Lauren Anne Gabrick
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Jessica Klein, an unmarried woman
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 Lot No. 760 on the Plan of Charlotte Park, Section Twelve of record in Plat Book 2900, Page 127, 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 Kyle Steven Gabrick and spouse, Lauren Anne Pstrag by Warranty Deed from WNS Properties, LLC, a Delaware limited liability company of record in Instrument No. 20200616-0062354 Register's Office for Davidson County, Tennessee, dated June 08, 2020 and recorded on June 16, 2020. Lauren Anne Pstrang having changed her name to her married name, Lauren Anne Gabrick.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above. This is improved property known as: 6502 Premier Drive, Nashville, TN 37209

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 so 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.

Dated this the 8th day of July, 2024.

Kyle Gabrick

Lauren Anne Gabrick

STATE OF FLORIDA
COUNTY OF OKALOOSA

On this 8th day of July, 2024, before me personally appeared Kyle Gabrick and Lauren Anne Gabrick, 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 8th day of July, 2024.

Notary Signature ADRIAN WINSTEAD
My commission expires: MAY 11, 2027

7/8/24

Adrian Winstead
Notary Public, State of Florida
My Commission Expires 05/11/2027
Commission No. HH 366892

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 7/8/24.

Affiant Signature – Joshua A. Terry

7/11/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/11/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27