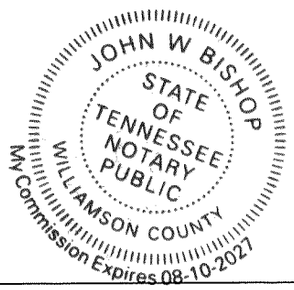
Karen Johnson Davidson County
Batch# 1157797 DEEDWARR
07/15/2024 08:03:30 AM 3 pgs
Fees: $18.00 Taxes: $2,886.00
20240715-0052751

WARRANTY DEED



STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $780,000.00.

Affiant

Subscribed and sworn to me on 07/12/24.

NOTARY PUBLIC

My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Daniel F. Gallagher 6319 Alamo Place Nashville, TN 37209	Churchill Mortgage Corporation 1749 Mallory Lane Suite 100 Brentwood, TN 37027	091 13 2X 001.00CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Gilad Shamir, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Daniel F. Gallagher, a single man, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit 6319 of 6319 ALAMO PLACE TOWNHOMES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 6319 ALAMO PLACE TOWNHOMES, a Horizontal Property Regime, of record in Instrument No. 20220428-0049391, and amended in Instrument No. 20220916-0103511, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration.

Being part of the same property conveyed to ASG Investments, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Christina Bowen and Elijah Bowen, wife and husband, dated February 18, 2022, of record in Instrument No. 20220304-0024950, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gilad Shamir, by Quitclaim Deed from ASG Investments, LLC, a Tennessee Limited Liability Company, dated January 22, 2024, of record in Instrument No. 20240124-0004592, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 6319 Alamo Place, Nashville, Tennessee 37209.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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 hand this 07/12/24.

Gilad Shamir, by Brenda Lewis, his attorney-in-fact

Gilad Shamir
By: Brenda Lewis, his "attorney-in-fact"

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brenda Lewis, with whom I am personally acquainted (or who has proved to me on the basis of satisfactory evidence to be the person herein described), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the "attorney-in-fact" for Gilad Shamir and is authorized by Gilad Shamir to execute this instrument on behalf of Gilad Shamir.

Witness my ~~hand~~ and official seal on 07/12/24.

NOTARY PUBLIC

My Commission Expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

True Copy Certification

I, **Tonya Cherry,** 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 this the 12 day of July, 2024.

Affiant Signature
Date 7-12-24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 12 day of July, 2024.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028