Karen Johnson Davidson County
Batch# 1159419 DEEDWARR
07/17/2024 04:06:30 PM 4 pgs
Fees: $23.00 Taxes: $1,202.13
20240717-0054004

WARRANTY DEED

KADEN ROACH
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 07-06-2026

G-ROG-24-1608-201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $324,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: 07-06-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Elizabeth Barresi and Gregory DeGaray Barresi	**Legacy Home Loans, LLC DBA Steadfast Mortgage**	
(NAME)	(NAME)	**105-11-2D-035-00**
152 Oakgrove Avenue	**1036 Stearman Dr Ste 6**	
(ADDRESS)	(ADDRESS)	
Buffalo, NY 14214	**White House, TN 37188**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHAN MCCULLOUGH AND CHRIS RYANS AND DOUG RYANS AND KATIE BEASLEY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ELIZABETH BARRESI AND GREGORY DEGARAY BARRESI, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. A12-201 of Southgate Condos, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Southgate Condos of record in Instrument Number 20180118-0005186, amended at Instrument No. 20190613-0057134 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof and all easements, rights, and interest in favor of other unit owners, and all Sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit D to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit C to said Master Deed.

Being the same property conveyed to Chan McCullough, a 1/2 undivided interest; and then unto Chris Ryans and Doug Ryans and Katie Beasley a 1/6 undivided interest each by Executors Quitclaim Deed from Chan McCullough and Nancy M. Ryans, Executors of the Estate of Araminta Wiliams of record in Insturment No. 20240703-0050103 in the Register's Office for Davidson County, Tennessee, dated June 28, 2024 and recorded on July 3, 2024.

Being the same property conveyed to Araminta Williams by Quit Claim Deed from Nancy M. Ryans and Chan McCullough as Co-trustees of the Talton Williams 1997 Martial Trust of record as Instrument No. 20230324-0021323 in the Register's Office for Davidson County, Tennessee, dated March 21, 2023 and recorded on March 24, 2023.

Being the same property conveyed to Chan McCullough Trustee of the Talton Williams 1997 Martial Trust Dated December 17, 1997 by Warranty Deed from Southgate Partners, LLC, a Tennessee Limited Liability Company of record as Instrument No. 20191227-0134023 in the Register's Office for Davidson County, Tennessee, dated December 10, 2019 and recorded December 27, 2019.

This conveyance is subject to:
- Taxes for the year of 2024 and subsequent years, a lien not yet due and payable.
- Terms, conditions, provisions, restrictions and easements contained in Instrument No. 20160304-0021030, Register's Office for Davidson County, Tennessee.
- Terms, conditions, provisions, restrictions and easements contained in Instrument No. 20160304-0021056, Register's Office for Davidson County, Tennessee.
- Terms, conditions, provisions, restrictions and easements contained in Instrument No. 20160725-0076105, Register's Office for Davidson County, Tennessee.

• Terms, conditions, provisions, restrictions and easements contained in Instrument No. 20160725-0076119, Register's Office for Davidson County, Tennessee.
• Terms, conditions, provisions, restrictions and easements contained in Instrument No. 20160725-0076147, Register's Office for Davidson County, Tennessee.
• Terms, conditions, provisions, restrictions and easements contained in Instrument No. 20160725-0076198, Register's Office for Davidson County, Tennessee.
• Terms, conditions, provisions, restrictions and easements contained in Instrument No. 20160725-0076253, Register's Office for Davidson County, Tennessee.
• Covenants, conditions, restrictions and easements contained in the Declaration of Restrictions of record in Instrument No. 20170726-0075875; as amended in Instrument No. 20171130-0122369; as supplemented in Instrument No. 20210129-0013221 with any and all amendments thereto, Register's Office for Davidson County, Tennessee.
• Covenants, conditions, restrictions and easements contained in Declaration of Restrictions of record in Instrument No. 20180118-0005186; as amended in Instrument No. 20190613-0057134; as supplemented in Instrument No. 20210303-0027897 with any and all amendments thereto, Register's Office for Davidson County, Tennessee.
• Terms, conditions, provisions, restrictions and easements contained in Instrument No. 20180730-0073898, Register's Office for Davidson County, Tennessee.
• Terms, provisions, covenants, conditions, restrictions, easements, building setback lines, charges, assessments and liens, if any, and other matters as set forth in the Plat Map of record in Plat Book 5190 Page 148, Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1608 Marshall Hollow Dr #201 , Nashville, Tennessee 37208**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 15 DAY OF JULY, 2024.

Chan McCullough

Chris Ryans by Nancy Ryans Attorney in Fact
Chris Ryans by Nancy Ryans,
Attorney in Fact

Doug Ryans

Katie Beasley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 15th of July, 2024.

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nancy Ryans, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of CHRIS RYANS, and who acknowledged he/she/they executed the same as the free act and deed of the said CHRIS RYANS.

Witness my hand and official seal, this the 15th of July, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 15th of July, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 15th of July, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, **Tammy Carney,** 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 15 day of July, 2024.

Affiant Signature
Date 7/15/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 15 day of July, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027