Bankers Title

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title,
10 Burton Hills Blvd, Ste 13(
Nashville, TN 37215

Karen Johnson
Batch # 1160913
07/23/2024 11:16:37 AM
Fees: $13.00 Taxes: $4,810.00

20240723-0055299

Davidson County
DEEDWARR
2 pgs

CRT File No. 240647969

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

deration or value, whichever is greater,
s: $1,300,000.00

Affiant

sworn to before me, this 15th day of July, 2024.

Notary Public
My Commission Expires: 10/4/27

JODI JACKSON
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
129 Gilman, LLC 204 Heady Drive Nashville TN 37205	NEW OWNER	Tax Parcel ID No. 130-05-0-069.00

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, **Laura Goodall Niewold, Trustee of The Laura Niewold 401K Trust dated October 21, 2015** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **129 Gilman LLC, a Tennessee Limited Liability Company**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 18, as shown on the map entitled 2nd Revised Plan Highlands of Belle Meade No. 2 Blocks E, F, G, H & K, of record in Plat Book 1130, page 72, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to LAURA GOODALL NIEWOLD, TRUSTEE OF THE LAURA GOODALL 401-K TRUST DATED OCTOBER 21, 2015, by deed from WILLIAM DORTCH, JR., of record in Instrument No. 20151211-0124818, dated December 10, 2015, said Register's Office. The Laura Goodall 401K Trust and The Laura Neiwold 401K Trust being one and the same.

This Conveyance is subject to the matters set forth below, if any, as well as 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.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 130-05-0-069.00.

Joint Driveway Agreement of record in Book 7318, page 406, said Register's Office.

Matters shown on the Plan of record in Plat Book 1130, pages 71 and 72, said Register's Office.

This is improved property located at 129 Gilman Avenue Nashville TN 37205

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

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 15th day of July, 2024.

The Laura Niewold 401K Trust dated October 21, 2015

By: Laura Goodall Niewold, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Laura Goodall Niewold, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of The Laura Niewold 401K Trust dated October 21, 2015, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 15th day of July, 2024.

Notary Public

SABRINA SCHULHAUSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

My Commission Expires: _____