~~Prepared by:~~
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson
Batch # 1163306
07/29/2024 10:50:35 AM
Fees: $13.00 Taxes: $2,719.13

Davidson County
DEEDWARR
2 pgs

20240729-0056947

WARRANTY DEED

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$734,900.00.**

Affiant

Subscribed and sworn to before me, this the 26th day of July, 2024.

Notary Public

My commission expires:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Andrew Bae **Victoria Nguyen**	**OWNERS**	**Map 084-05-0-B Parcel 026.00co**
3300 Joggers Pass	**NEW OWNER**	
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Justin Gatwood and Katie Gatwood, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Andrew Bae and Victoria Nguyen, husband and wife, joint tenants with right of survivorship

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 Unit No. 26, on the Plan of East Greenway Park, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for East Greenway Park, a Townhouse Planned Unit Development, of record in Instrument No. 20160707-0069540, and amended in Instrument No. 20161020-0110945, further amended of record in Instrument No. 20230123-0005073, Instrument No. 20240411-0025792, and Instrument No. 20240411-0025793, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plat as shown as Exhibit "B" of the Amendment to Declaration of Protective Covenants, Conditions, and Restrictions, of record in Instrument No. 20161020-0110945, and further amended on Exhibit "A" to Second Amendment of record in Instrument No. 20230123-0005073, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said property.

BEING the same property conveyed to Justin Gatwood and Katie Gatwood, husband and wife, by Warranty Deed dated July 16, 2020, from East Greenway Park, LLC, of record in Instrument No. 20200727-0082321, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan as shown Exhibit "B" to the Amendment to the Declaration of Protective Covenants, Conditions and Restrictions, of record in Instrument No. 20161020-0110945, further amended on Exhibit "A" to the Second Amendment of record in Instrument No. 20230123-0005073, Register's Office for Davidson County, Tennessee. 2) Declaration of Protective Covenants, Conditions and Restrictions for East Greenway Park, a Townhouse Planned Unit Development, of record in Instrument No. 20160707-0069540, By-Laws appended thereto; amended in Instrument No. 20161020-0110945, Instrument No. 20230123-0005073, Instrument No. 20240411-0025792, and Instrument No. 20240411-0025793, Register's Office for Davidson County, Tennessee. 3) Charter of East Greenway Park Homeowners' Association, Inc. of record in Instrument No. 20170809-0081522 and corrected in Instrument No. 20170818-0085273, Register's Office for Davidson County, Tennessee. 4) Declaration of Restrictions and Covenants for Stormwater Facilities and System of record in Instrument No. 20141205-0111597, Register's Office for Davidson County, Tennessee. 5) Grant of Easement by and between Comcast of Nashville I, LLC and East Greenway Park, LLC of record in Instrument No. 20181029-0106559, Register's Office for Davidson County, Tennessee. 6) All matters shown on the Boundary Plat in Instrument No. 20160706-0069097 and Instrument No. 20170216-0016159, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 7) Subject to rights of others in and to the common areas and/or elements. 8) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **3300 Joggers Pass, Nashville, TN 37206**

in Instrument No. 20170818-0085273, Register's Office for Davidson County, Tennessee; 4) Declaration of Restrictions and Covenants for Stormwater Facilities and System of record in Instrument No. 20141205-0111597, Register's Office for Davidson County, Tennessee; 5) Grant of Easement by and between Comcast of Nashville I, LLC and East Greenway Park, LLC of record in Instrument No. 20181029-0106559, Register's Office for Davidson County, Tennessee; 6) All matters shown on the Boundary Plat in Instrument No. 20160706-0069097 and Instrument No. 20170216-0016159, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein; 7) Subject to rights of others in and to the common areas and/or elements; and, 8) Taxes for the current year prorated and assumed by the Grantees.

This is improved (__X__) unimproved (____) property, known as **3300 Joggers Pass, Nashville, TN 37206**

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 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 my/our hand(s) this 25 day of **July, 2024.**

Justin Gatwood

Katie Gatwood

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Justin Gatwood and Katie Gatwood,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25 day of **July, 2024.**

Notary Public

My Commission Expires: 12/14/24

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY