202408010058419

Karen Johnson Davidson County
Batch# 1164884 DEEDWARRSP
08/01/2024 11:57:30 AM 5 pgs
Fees: $28.00 Taxes: $3,552.00
20240801-0058419

SPECIAL WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is **$960,000.00**

Affiant

Subscribed and sworn to before me, this the 30th day of July, 2024.

Notary Public

My Commission Expires: 5-3-2027

ASHLEY NORTON GOLD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Schulman, LeRoy & Bennett, P.C.
3310 West End Avenue, Suite 460
Nashville, TN 37203

Name and Address of New Owner:	Map-Parcel Number:	Send Tax Bills To:
Letha Laret Boling Casella and Jeffrey M. Casella 6024 Gardendale Drive Nashville, TN 37215	092-16-0A-003.00-CO	New Owner

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Robert D. Garth, an undivided 1/3 interest, Judson Scott, an undivided 1/3 interest and Howard Anderson an undivided 1/3 interest, as tenants in common** (the "**Grantors**"), have this day bargained and sold, and by these presents do hereby transfer and convey unto **Letha Laret Boling Casella and Jeffrey M. Casella, a married couple** (the "**Grantees**"), and their heirs and assigns, forever, the real estate located in Davidson County, State of Tennessee (the "**Property**"), more particularly described on **Exhibit A** attached hereto and incorporated herein.

This is improved property located and known as **33 Music Square West, Unit 104A, Nashville, TN 37203.**

This conveyance is made subject to those limitations, restrictions and/or encumbrances listed on **Exhibit B** attached hereto and incorporated herein.

TO HAVE AND TO HOLD the Property, together with all the improvements thereon and all rights associated therewith and appurtenances thereto belonging unto the Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS COVENANT with Grantees that Grantors are lawfully seized and possessed of the Property, that Grantors have a good and lawful right to sell and convey the same, and that the Property is free from any lien or encumbrance whatsoever, except as otherwise set forth herein.

GRANTORS FURTHER COVENANT with Grantees and bind Grantors and Grantors', successors, representatives, heirs and assigns, to warrant specially and forever defend the title

thereto of said tract or parcel of land to Grantees, their successors and assigns, against the lawful claims and demands of all persons claiming through or under Grantors (other than claims arising out of the matters set forth on **Exhibit B**), but not further or otherwise.

GRANTOR:

Robert D. Garth

Judson Scott

Howard Anderson

State of Tennessee)
County of Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Robert D. Garth, Judson Scott and Howard Anderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purpose therein contained, by personally signing their names.

Witness my hand, at office, this 31st day of July, 2024

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-22-2025

Notary Public
My Commission Expires:_____

EXHIBIT A TO SPECIAL WARRANTY DEED
DESCRIPTION OF PROPERTY

The land is described as follows:

Land in Davidson County, Tennessee, being Unit 104A as shown Exhibit A-1 to the Master Deed for Georgetown Place Office Condominiums of record in Book 6241, page 303, as revised by First Amendment thereto of record in Book 6431, page 85, as revised by Second Amendment thereto of record in Instrument No. 20010425-0041027 and as revised by Third Amendment thereto of record in Instrument No. 20101026-0085765 and corrected in Instrument No. 20220128-0013081 and as revised by Fourth Amendment thereto of record in Instrument No. 20181113-0111920, Register's Office for Davidson County, Tennessee, together with an undivided interest in the Common Elements and other rights set forth in such Master Deed, as revised, being part of Section One of the Plan of Georgetown Place of record in Book 6050, page 30, said Register's Office.

Being the same property conveyed to GAS Partnership, A Partnership, by deed from Georgetown Place Associates, LTD, A Tennessee Limited Partnership, of record in Book 6936, page 980, dated July 31, 1986, said Register's Office; and further being the same property conveyed to Robert D. Garth, an undivided 1/3 interest, Judson Scott, an undivided 1/3 interest and Howard Anderson an undivided 1/3 interest, as tenants in common from GAS Partnership, A General Partnership by Quitclaim Deed of record in Instrument No.: 20240722-0054693 Register's Office for Davidson County, Tennessee.

EXHIBIT B TO SPECIAL WARRANTY DEED

Exceptions and Permitted Encumbrances

1. Real Estate Taxes for the year 2024, a lien not yet due and payable.

2. Matters shown on the Plan of record in Plat Book 6050, page 30, said Register's Office.

3. Master Deed for Georgetown Place Office Condominiums of record in Book 6241, page 303, as revised by First Amendment thereto of record in Book 6431, page 85, as revised by Second Amendment thereto of record in Instrument No. 20010425-0041027 and as revised by Third Amendment thereto of record in Instrument No. 20101026-0085765 and corrected in Instrument No. 20220128-0013081 and as revised by Fourth Amendment thereto of record in Instrument No. 20181113-0111920, Register's Office for Davidson County, Tennessee

4. Subject to a street closing and any easement(s) retained in Ordinance No. 77-577, filed with the Metropolitan County Clerk's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Danielle Dunn, do hereby make oath that I am a licensed attorney and/or 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 July 31, 2024.
Date

Affiant Signature

July 31, 2024
Date

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 31st day of July, 2024.

Notary's Signature

My Commission Expires: 05/05/25
Date

SETH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Seal (if on paper)