THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 240848470** Karen Johnson Davidson County Batch# 1174531 DEEDWARR 08/26/2024 01:33:30 PM 3 pgs Fees: $18.00 Taxes: $1,032.28 20240826-0065475	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$278,997.00~~. Affiant Subscribed and sworn to before me, this 20th day of August, 2024. Notary Public My Commission Expires:

ELIZABETH G COOPER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 04-26-2025

WARRANTY DEED

Address New Owner: Michael Goldstein and Jessica Dibrell 239 Buck Run Drive Nashville TN 37214	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 122 01 0A 365.00

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, **Alyssa Gatlin n/k/a Alyssa Gatlin Parkey, married, and Corrie Gatlin and Missy Gatlin, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Michael Goldstein, an unmarried man and Jessica Dibrell, an unmarried woman, as joint tenants with right of survivorship** ("Grantees"), their 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 Unit No. 32 on the Plan of WOODLAND POINT TOWNHOMES, SECTION IX, a Horizontal Property Regime with Private Elements of record in Exhibit "C" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20001011-0101044, amended by First Supplementary Declaration of record in Instrument No. 20020725-0089575, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Alyssa Gatlin, a single person, and Corrie Gatlin and Missy Gatlin, husband and wife, as joint tenants with right of survivorship, by Warranty Deed from Ian Estrin and Trisha Stallone, husband and wife, of record in Instrument No. 20230309-0016965, in the Register's Office of Davidson County, Tennessee, dated March 08, 2023 and recorded on March 09, 2023.

Zyan Keet Parkey joins in this conveyance for the purpose of conveying all right, title, and interest he may have in and to the above described property as spouse of Alyssa Gatlin Parkey.

The execution of this instrument is affected by the signature of Alyssa Gatlin Parkey as Attorney-in-Fact for Corrie Gatlin, which Power of Attorney is recorded in Book __**__, Page __**_, and also by the signature of Alyssa Gatlin Parkey as Attorney-in-Fact for Missy Gatlin, which Power of Attorney is recorded in Book __**__, Page __**__, both in said Register's Office.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PUD BOUNDARY & CONSOLIDATION PLAT OF LAKESIDE, as recorded in Plat Book 11700, Page(s) 66.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WOODLAND POINT, PHASE I, FIRST REVISION, as recorded in Plat Instrument No. 20000426-0041278, Revised in Instrument Nos. 20000713-0069314 and 20010404-0032685.

** 202408260065473 **202408260065474

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20001011-0101044, as Supplemented at Instrument No. 20020725- 0089575.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Instrument No. 20000607-0056981.

Easement for Permanent and Right of Way for Street Purposes and Right of Entry for Temporary Construction Purposes, recorded in Book 8332, Page 982.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Instrument No. 20000419-0039023.

Landscape Agreement as set forth in instrument recorded in Instrument No. 20000612-0058346.

This is improved property located at 239 Buck Run Drive Nashville TN 37214

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, Grantors warrant this instrument is effective as of the 23rd day of August, 2024.

Alyssa Gatlin Parkey

Zyan Keet Parkey

Corrie Gatlin by Alyssa Gatlin Parkey as Attorney-in-fact

Missy Gatlin by Alyssa Gatlin Parkey as Attorney-in-fact

STATE OF TN)
COUNTY OF Shelby)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Alyssa Gatlin Parkey and Zyan Keet Parkey, 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, at office, this 16th day of August, 2024.

Notary Public
My Commission Expires: 8/3/25

STATE OF TN)
COUNTY OF Shelby)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alyssa Gatlin Parkey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), 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 Corrie Gatlin and Missy Gatlin, and that she is authorized by Corrie Gatlin and Missy Gatlin, to execute this instrument on their behalf.

WITNESS my hand, at office, this 16th day of August, 2024.

Notary Public

My Commission Expires: 8/3/25

Certificate of Authenticity

I, Ryan Lux, 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 **8/23/2024**.

Date

Affiant Signature

8/23/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **23rd** day of **August**, 20**24**.

Notary's Signature

My Commission Expires: 4/26/2025
Date

ELIZABETH G. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary's Seal (if on paper)