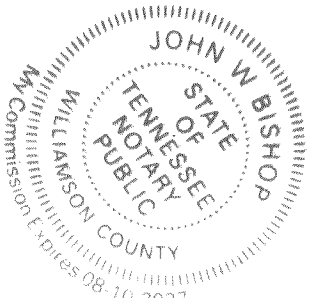
WARRANTY DEED

Karen Johnson Davidson County
Batch# 1195341 DEEDWARR
10/18/2024 12:08:30 PM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20241018-0081095

File #24-TC-0332-P

(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF October, 2025.

Notary Public
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Evan Matthew Gold and Amanda Leanne Gold	**Cadence Bank, ISAOA/ATIMA**	
(NAME)	(NAME)	**091 15 0E 005.00**
332 54th Avenue North	**5217 Maryland Way**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Brentwood, TN 37027**	
(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,

ELLIOTT S. ROCHE, A SINGLE PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

EVAN MATTHEW GOLD AND AMANDA LEANNE GOLD, HUSBAND AND WIFE,

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 unit located in Davidson County, Tennessee, being known and designated as Unit No. 5 of RICHLAND STATION, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing RICHLAND STATION, a Horizontal Property Regime, of record in Instrument No. 20140213-0012916, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed Elliott S. Roche, a single person, by Warranty Deed from Richland Station LLC, of record in Instrument No. 20151215-0126098, in the Register's Office of Davidson County, Tennessee, dated December 14, 2015, and recorded on December 15, 2015.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REALTY SAVINGS BANK & TRUST CO'S, REVISED PLAN OF WEST EXTENSION OF CHARLOTTE PARK, COMPANY'S FIRST ADDITION, as recorded in Plat Book 421, Page 18.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RICHLAND STATION, METRO SP # 2013SP-016-002, METRO COUNCIL BILL # BL2013-453, A RESUBDIVISION OF PART OF BLOCKS 3, 4, 5, & 6 OF THE REALTY SAVINGS BANK & TRUST COMPANY'S REVISED PLAN OF WEST EXTENSION OF CHARLOTTE PARK, as recorded in Instrument No. 20140220-0014719.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20140213- 0012916.
* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20131122-0120386.
* Easement for Storm Sewers, recorded in Book 1711, Page 486.
* Easement for Sanitary Sewers and/or Strom Drainage, recorded in Book 5756, Page 615.
* Easement recorded in Book 4418, Page 756 and Book 7791, Page 254.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 332 54th Avenue North, Nashville, TN 37209.

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 17th day of October, 2024.

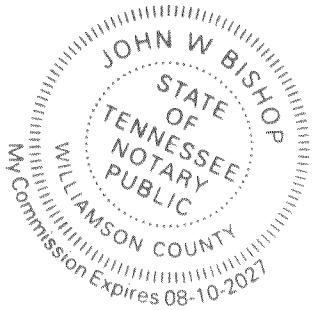
Elliott S. Roche

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of October, 2024, before me personally appeared Elliott S. Roche, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of October, 2024.

Notary Signature
My commission expires:



True Copy Certification

I, **Tonya Cherry,** 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 17 day of October, 2024.

Affiant Signature
Date 10/17/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 17 day of October, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

