Prepared by ~~and Return to:~~
Hywater Title
836 N. Thompson Lane Ste 2B
Murfreesboro, TN 37129

Karen Johnson Davidson County
Batch # 1196513 DEEDWARR
10/22/2024 10:09:51 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00

20241022-0081947

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 310,000.00.

Connie Jones
Affiant

Subscribed and Sworn before me this 18th day of October, 2024.

Notary Public
My commission expires:

DEBORAH BAXTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Brandon James Mader 2017 Axis Avenue, Nashville, TN 37138	Lending Hand Mortgage New Owner 510 Lentz Dr Madison, TN 37115	044-09-0B-166.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **James A. Gilbert, II, a single man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Brandon James Mader, a single person,** "the Grantee," the following described real estate in Davidson County, Tennessee:

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. 166, Phase 2, on the Plan of Rowhouses at Robinson Road, 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 Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190423-0037385 as amended in Instrument No. 20190627-0062402, and in Instrument No. 20200116-0005698, and in Instrument No. 20201203-0140753, and in Instrument No. 20210224-0022939, and in Instrument No. 20210825-0115036, and further see Attorney's Certificate of record in Instrument No. 20200406-0036201, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Rowhouses at Robinson Road, shown on Exhibits "C1" and "C2" to the First Amendment to the Declarations of record in Instrument No. 20190627-0062402, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being part of the same property conveyed to Craighead Partners, LLC, a Tennessee limited liability company, by Special Warranty Deed dated December 27,2018, from Rayon City Investors, a Tennessee joint venture, of record in Instrument No. 20181231-0126556 (value or consideration shown in aforementioned Deed $7,500,000.00), and by Quitclaim Deed dated December 27,2018, of record in Instrument No. 20181231- 0126557 (value or consideration shown in aforementioned Deed $-0-), Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James A. Gilbert II, a single man, by deed from Craighead Partners, LLC, a Tennessee limited liability company, dated December 8, 2021, recorded December 10, 2021, instrument no. 20211210-0164095, Register's Office of Davidson County, Tennessee.

This is [✓] improved [ ] unimproved property known as 2017 Axis Avenue, Nashville, TN 37138 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 18th day of October , 2024.

James A. Gilbert, II

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 18th day of October, 2024, before me personally appeared James A. Gilbert, II, 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 18th day of October, 2024.

Notary Signature
My commission expires: 11/22/2025



PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075