Karen Johnson Davidson County
Batch# 1200208 DEEDWARR
11/01/2024 09:02:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20241101-0084773

ADDRESS OF NEW OWNER	SEND TAX BILL TO:	PARCEL IDENTIFICATION:
925 MANSFIELD STREET LLC C/O LAW GUYS PLLC 1555 RIO GRANDE AVE. FORT WORTH, TX 76102	925 MANSFIELD STREET LLC C/O 925 MANSFIELD STREET NASHVILLE, TN 37206	MAP/ PARCEL: 082-08-0D.002.00-CO

GENERAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED IN THE OFFICE OF,
AND, AFTER RECORDING, RETURN TO:
LAW GUYS PLLC
1555 RIO GRANDE AVENUE
FORT WORTH, TEXAS 76102

Excise Tax: $ 0.00
Tenn. Code Ann. § 67-4-409
TN ST §67-4-409(a)(1)(E)
(No oath of value required for exempt transactions.)

THE STATE OF TENNESSEE §
§ KNOW ALL BY THESE PRESENTS:
COUNTY OF DAVIDSON §

GRANTOR: **MICHAEL J. GASBARA, JOINED *PRO FORMA* BY HIS WIFE, CLARIZZA AMELY HANDRA,** a married couple, whose mailing address is 925 Mansfield Street, Nashville Tennessee 37206.

GRANTEE: **925 MANSFIELD STREET LLC, A TENNESSEE LIMITED LIABILITY COMPANY, TRUSTEE OF 925 MANSFIELD STREET LLC REVOCABLE TRUST,** whose mailing address is c/o Law Guys PLLC, 1555 Rio Grande Avenue, Fort Worth, Texas 76102.

CONSIDERATION: **NONE.**

PROPERTY: See Attached **EXHIBIT "A".**

The designations Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, or feminine as required by context.

Grantor, in exchange for the Consideration, has **GRANTED, SOLD, AND CONVEYED, AND BY THESE PRESENTS DOES GRANT, SELL, AND CONVEY** unto Grantee, subject to the matters hereinafter stated, the Property, together with all improvements on the Property on this, the 12th day of October 2024.

This conveyance of the Property is expressly made subject, however, to all mineral reservations, restrictions, easements, zoning ordinances, and covenants to the extent the same are valid, presently subsisting and affecting the Property, and which are reflected in the Real Property Records of the County in which the Property is located.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the Grantee, Grantee's heirs, executors, legal representatives, and assigns, forever. Grantor does hereby bind Grantor's successors and assigns, to **WARRANT AND FOREVER DEFEND** the title to the Property to the Grantee, Grantee's heirs, executors, legal representatives, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part of the Property.

Grantor and Grantee acknowledge that ad valorem taxes that are associated with, related to, or affecting the Property for prior years have been paid, and taxes for the current year are assumed by Grantee.

THIS DEED WAS PREPARED USING INFORMATION FURNISHED BY GRANTOR AND GRANTEE WITHOUT THE BENEFIT OF A TITLE EXAM.

[SIGNATURES & NOTARY ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE]

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed on this, the 12th day of October 2024.

GRANTOR:

Michael J. Gasbara

MICHAEL J. GASBARA

Clarizza Amely Handra

CLARIZZA AMELY HANDRA

STATE OF TEXAS §
COUNTY OF WICHITA §

Acknowledged before me today, the 12th day of October 2024, by Michael J. Gasbara and Clarizza Amely Handra, for the consideration and in the capacity stated.

This is an online notarial act.

Jennifer S. Witcher
Notary Public, State of Texas
My commission expires on 09/13/2026

JENNIFER S WITCHER
Notary ID #133958127
My Commission Expires
September 13, 2026

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 701B, of Homes at 701 Hart Avenue, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 701 Hart Avenue a Horizontal Property Regime with Private Elements of record as Instrument No. 20191127-0123035 and being shown on Plat attached thereto as Exhibit "B", 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 lot or parcel of land as described in and conveyed by that certain Warranty Deed dated November 18, 2020, from Chaney Mosley and Jamie Day, a married couple, of record November 30, 2020, Instrument Number 20201130-0138780, in the Public Records of Davidson County, Tennessee,

Map/Parcel Number: 082-08-0D.002.00-CO

Commonly known as 925 Mansfield Street, Nashville, Tennessee 37206

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Christopher Stephen Tobin, 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 October 12, 2024 (date of document).

Christopher Stephen Tobin

October 12, 2024
Date

STATE OF TEXAS §
COUNTY OF WICHITA §

Acknowledged before me today, the 12th day of October 2024 by Christopher Stephen Tobin for and in the capacity stated. This is an online notarial act.

Jennifer S. Witcher
Notary Public, State of Texas
My commission expires on 09/13/2026

JENNIFER S WITCHER
Notary ID #133958127
My Commission Expires
September 13, 2026

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®