Karen Johnson Davidson County
Batch# 1202284 DEEDWARR
11/06/2024 10:39:30 AM 4 pgs
Fees: $23.00 Taxes: $2,775.00
20241106-0086217

NEW OWNER:
VIVIAN GORNIK
2226 CARTER AVENUE
NASHVILLE, TN 37206

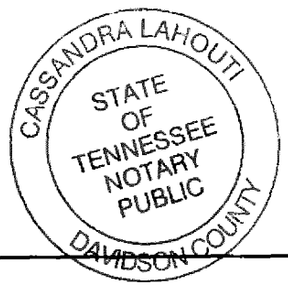
SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 24-1429

Map & Parcel
083030B00200

Space for Recorder's stamp



WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Seven Hundred Fifty Thousand and 00/100 Dollars ($750,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **GRETCHEN O'BRIEN and JASON O'BRIEN, wife and husband,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **VIVIAN GORNIK and MICHAEL MILLER** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Unit No. B, as established by Declaration of Covenants, Conditions, and Restrictions for Carter Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20100903-0070471, in the Register's Office for Davidson County, Tennessee, with Plat attached as Exhibit "B," to which declaration specific reference is hereby made for a more particular description of said property. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property co-owners and tenants of Carter Avenue Townhomes, A Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20100903-0070471, and Bylaws appended thereto as Exhibit "C", Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof of the same as though copied herein for a more complete identification and description of said unit.

Being the same property conveyed to GRETCHEN O'BRIEN and husband, JASON O'BRIEN, by Warranty Deed from Pinpoint Properties, LLC, a Tennessee limited liability company, dated May 17, 2013, and of record in Instrument No. 20130523-0052271, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **2226 CARTER AVENUE, NASHVILLE , TN 37206**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20100903-0070471, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given on or before

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 1st day of November, 2024.

GRETCHEN O'BRIEN

JASON O'BRIEN

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **GRETCHEN O'BRIEN and JASON O'BRIEN**, 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 and official seal at office this 31st day of October, 2024.

NOTARY PUBLIC

My commission expires:

JACOB THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES AUGUST 19, 2025

****

The actual consideration or value, whichever is greater, for this transfer is **$750,000.00**.

AFFIANT

Sworn to and subscribed to before me this 1st day of November, 2024.

NOTARY PUBLIC

My commission expires: 11/2/2026

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 11/1/2024 (date of document).

Affiant Signature

11/1/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1 day of November, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

