Karen Johnson Davidson County
Batch# 1202499 DEEDWARR
11/07/2024 07:59:30 AM 3 pgs
Fees: $18.00 Taxes: $3,829.50
20241107-0086503

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 241048984

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,035,000.00.

Affiant

Subscribed and sworn to before me, this 5th day of November, 2024.

W. REID SOLOMON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-21-2027

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Aaron Smith Gordon and Abigail Lynn Nolen 4310A Lone Oak Road Nashville TN 37215	New Owner	Tax Parcel ID No. 131 07 0N 001.00

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, **Andrea Veith, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Aaron Smith Gordon and Abigail Lynn Nolen, husband and wife**, ("Grantees"), its 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 A of RICHED TOWNHOMES, A HORIZONTAL PROPERTY REGIME with Private Elements located in Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Riched Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20061222-0158540, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Riched Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the Plat filed as Exhibit "B" to said Declaration appearing in Instrument Number 20061222-0158540, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Andrea Veith, unmarried, by Quitclaim Deed from John Veith, IV, unmarried and Andrea Veith, unmarried, of record in Instrument No. 20200221-0019277, in Register's Office of Davidson County, Tennessee, dated February 20, 2020 and recorded on February 21, 2020.

Being the same property conveyed to John Veith, IV, and Andrea Veith, husband and wife, by Warranty Deed from Albert Attia and Maggie Attia, husband and wife, of record in Instrument No. 20150303-0018235, in Register's Office of Davidson County, Tennessee, dated February 27, 2015 and recorded on March 03, 2015.

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.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20061222-0158540.

Rights of others in and to any party walls located on the subject property.

This is improved property located at 4310A Lone Oak Road Nashville TN 37215

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, Grantor has executed this instrument on this 5th day of November, 2024.

Andrea Veith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Andrea Veith, 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 5th day of November, 2024.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Tennessee Certification of Electronic Document

I, Michelle W. Kendig, 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 11/5/24 (date of document).

Michelle W Kendig
Affiant Signature

11/6/24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 6TH day of NOVEMBER 2024

Patricia L Hurtt
Notary Signature

My Commission Expires: _____

Notary's Seal

