Karen Johnson Davidson County
Batch# 1208563 DEEDWARR
11/26/2024 11:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20241126-0092435

This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-4767-TM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $420,000.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of November, 2024.

AMANDA M. ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026

Notary Public
My Commission Expires: 11/2/2026

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Danielle Gore<br>1225 4th Avenue South # 209<br>Nashville, TN 37210 | New Owner | 105 03 0R 025.00 |

# WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Annette H. Promes and James F. Promes, wife and husband** (individually and/or collectively, "Grantor"), transfer and convey unto **Danielle Renee Gore, an unmarried woman** (individually and collectively, "Grantee"), 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. 209 of WOODSTOCK CONDOMINIUMS, described in a Declaration of record in Instrument No. 20190204-0010414, amended in Instrument No. 20190430-0039868, Register's Office for said County, to which reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to Annette H. Promes and James F. Promes, wife and husband, by Warranty Deed from Woodstock Holdings, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20190827-0085974, in the Register's Office of Davidson County, Tennessee, dated August 22, 2019 and recorded on August 27, 2019.

This is improved property located at: **1225 4th Avenue South, #209, Nashville, TN 37210.**

This conveyance is made subject to 1) property taxes for the year **2025**, and thereafter, a lien not yet due and payable; the 2024 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying the prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**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, their heirs and assigns forever; and we do covenant with the said Grantee that I/we are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/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, inclusive of heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 21st day of November, 2024.

GRANTOR:

Annette H. Promes

James F. Promes

STATE OF WASHINGTON
COUNTY OF KING

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Annette H. Promes and James F. Promes, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this ~~22nd~~ 21st day of November, 2024.

Notary Public
My Commission expires: 2.2.25

Notary Public
State of Washington
LEANN M GROBY
License #107228
My Commission Expires
February 2, 2025



202411260092435

**Tennessee Certification of Electronic Document**

I, Steven T. Morris, 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 Nov. 21. 2024.

Affiant Signature

26th day of November, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26th day of November, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028