Karen Johnson Davidson County
Batch# 1218493 DEEDWARR
12/20/2024 07:05:30 AM 3 pgs
Fees: $18.00 Taxes: $2,319.90
20241220-0098886

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $627,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of November, 2024

Notary Public

MY COMMISSION EXPIRES: 3/22/24 (AFFIX SEAL)

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2025

File No. AP-24-8090

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Murdoch	New Owner	
(NAME)	(NAME)	
225A Duke Street		071-07-0O-002.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Matthew Dean Gilmer and Hanneh Shiheiber-Gilmer, formerly known as Hanneh Shiheiber, husband and wife, as to a 50% interest, and Jerry Gilmer and Jean Gilmer, husband and wife, as to a 50% interest**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas Murdoch,** a single man, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, 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 B on the Plan of 225 Duke Street Commons, as shown on Exhibit "B" to The Declaration of Covenants, Conditions and Restrictions of 225 Duke Street Commons, a Horizontal Property Regime with Private Elements of record in Instrument No. 20201023-0123248, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Matthew Dean Gilmer, a single man, and Hanneh Shiheiber, a single woman, as tenants in common with rights of survivorship, as to a 50% interest, and Jerry Gilmer and Jean Gilmer, husband and wife, as to a 50% interest by Warranty Deed from Dodd Development Group, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20210809-0106858 Register's Office for Davidson County, Tennessee, dated August 03, 2021 and recorded on August 09, 2021.

This is property more commonly known as 225A Duke Street, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand this 25th day of November, 2024.

Matthew Dean Gilmer by Jerry S. Gilmer
Matthew Dean Gilmer by Jerry Gilmer, his
Attorney-In-Fact his Attorney in Fact

Hanneh Shiheiber-Gilmer by Jean Gilmer
Hanneh Shiheiber-Gilmer by Jean Gilmer, her
Attorney-In-Fact her Attorney in Fact

Jerry S. Gilmer
Jerry Gilmer

Jean Gilmer
Jean Gilmer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Jerry Gilmer and Jean Gilmer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they are Power of Attorney for Matthew Dean Gilmer and Hanneh Shiheiber-Gilmer and that this instrument was executed on behalf of the said Matthew Dean Gilmer and Hanneh Shiheiber-Gilmer for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith* in Instrument No. ___202412200098885__, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 25th day of November, 2024.

Notary Signature
My commission expires: May 8, 2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of November, 2024, before me personally appeared Jerry Gilmer and Jean Gilmer, 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 25th day of November, 2024.

Notary Signature
My commission expires: May 8, 2028

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 11/25/24 (date of document).

Affiant Signature

11/25/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of November, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

