WARRANTY DEED

STATE OF ~~TENNESSEE~~ Alabama (SH)
COUNTY OF ~~DAVIDSON~~ DeKalb (SH)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Victoria Jones Gaston
Affiant

Notary Public, Alabama State at Large
Sherrie Hendrix
Expires 5/20/2028

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF DECEMBER, 2024

Sherrie Hendrix
Notary Public

MY COMMISSION EXPIRES 5/20/2028 (AFFIX SEAL)

Karen Johnson Davidson County
Batch # 1220038 DEEDWARR
12/26/2024 01 25 16 PM 2 pgs
Fees $13 00 Taxes $2,035 00
20241226-0099871

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

S	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Victoria Jones Gaston and James Curtis Gaston	**Pinnacle Bank, a Tennessee Bank**	
(NAME)	(NAME)	**072-09-0R-001.00-CO**
923A Spain Avenue	**150 3rd Avenue South**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Nashville, TN 37201**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KRISTINE PURCELL, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **VICTORIA JONES GASTON AND JAMES CURTIS GASTON, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit.

Land in Davidson County, Tennesse, being Unit No. A of the Plan of 923 Spain Avenue Townhomes, a Horizontal Property Regime with Private Elements, located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 923 Spain Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20140611-0050757, as amended in Instrument No. 20150225-0016178, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 923 Spain Avenue Townhomes, a Horizontal Property Regime with Private Elements, contained in the said Declaration, the Plat filed as Exhibit B to said Declaration appearing in Instrument No 20140611-0060868, and Bylaws appended thereto, said Register's Office, are incorporated here by 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 Kristine Purcell and Shelley Dubois, both unmarried as tenants in common with rights of survivorship by Warranty Deed from Steven T. Moakler and Elizabeth G Moakler, husband and wife and Patricia Moakler and Thomas Moakler, wife and husband of record in Instrument No 20160801-0078833 Register's Office for Davidson County, Tennessee, dated July 14, 2016 and recorded on August 01, 2016.

Being the same property conveyed to Kristine Purcell, an unmarried woman by Quitclaim Deed from Kristine Purcell and Shelley Dubois, both unmarried as Tenants in Common With The Rights of Survivorship of record in Instrument No. 20170201-0010536 Register's Office for Davidson County, Tennessee, dated January 27, 2017 and recorded on February 01, 2017

This conveyance is subject to:
- Taxes for the year 2024, a lien due and payable, but not delinquent
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 129, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20140611-0050757 as amended in Instrument No. 20150225-0016178, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20140718-0064061, in the Register's Office for Davidson County, Tennessee
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm drainage Water Mains, pumps and Appurtenances of record in Instrument Number 20140721-0064352, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **923A Spain Avenue, Nashville, Tennessee 37216**

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(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 19th DAY OF DECEMBER, 2024

Kristine Purcell by Margaret Means as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of KRISTINE PURCELL, and who acknowledged he/she/they executed the same as the free act and deed of the said KRISTINE PURCELL

Witness my hand and official seal, this the 19th of December, 2024

Notary Public
My Commission Expires 03-10-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/10/2026
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212