Karen Johnson Davidson County
Batch# 1231915 DEEDWARR
01/30/2025 08:11:30 AM 3 pgs
Fees: $18.00 Taxes: $38,030.41
20250130-0007011

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240447358**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $10,278,489.20. Affiant Subscribed and sworn to before me, this 11th day of December, 2024. Notary Public My Commission Expires:

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on:
1/1/2028
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: CBG AND TRG COMMUNITY PROPERTY TRUST 1148 Gateway Lane Nashville TN 37220	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131 16 0 028.00

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, **Daniel R. Green, married, a one-half undivided interest as tenants in common, and Christopher O. Parker, married, a one-half undivided interest, as tenants in common,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher Boyd Gerbig and Tori Renee Gerbig, Trustees of the CBG AND TRG COMMUNITY PROPERTY TRUST dated August 14, 2024** ("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 Lot No. 8, Block "B" on the Plan of Gateway Acres, of record in Plat Book 974, Page 73, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Daniel R. Green, married, a one-half undivided interest as tenants in common, and Christopher O. Parker, married, a one-half undivided interest as tenants in common, by Quitclaim Deed from Daniel R. Green, married, of record in Instrument No. 20231003-0077722, in the Register's Office of Davidson County, Tennessee, dated September 29, 2023 and recorded on October 03, 2023.

Being the same property conveyed to Daniel R. Green, unmarried, by Warranty Deed from Mitchell Robinson and Deborah Robinson, husband and wife, of record in Instrument No. 20220801-0087052, in the Register's Office of Davidson County, Tennessee, dated July 29, 2022 and recorded on August 01, 2022.

Grantors warrants that they never lived in the subject property as a married person and therefore the subject property is not subject to any marital rights threin.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Gateway Acres, as recorded in Plat Book 974, Page(s) 73.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1040, Page 694 and Book 1394, Page 120.

This is improved property located at 1148 Gateway Lane Nashville TN 37220

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 11th day of December, 2024.

Daniel R. Green

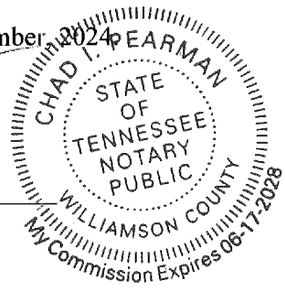
Christopher O. Parker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Daniel R. Green and Christopher O. Parker, 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 11th day of December, 2024.

Notary Public
My Commission Expires:



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 December 11, 2024

Affiant Signature

12/11/2024
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 11 day of December, 2024.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY