WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $930,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF March, 2025.

Notary Public
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

Karen Johnson Davidson County
Batch# 1248288 DEEDWARR
03/20/2025 06:47:30 AM 3 pgs
Fees: $18.00 Taxes: $3,441.00
20250320-0020072

File #25-PA-1601-C

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mark Gaw	**New Owner**	
(NAME)	(NAME)	**117 16 0I 002.00**
9139 Concord Hunt Circle		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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,

MICHAEL J. GILBERT AND JENNIFER K. GILBERT, TRUSTEES OF THE 2015 MICHAEL AND JENNIFER GILBERT FAMILY TRUST DATED SEPTEMBER 21, 2015,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

MARK GAW, A MARRIED MAN,

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, Tennessee, being Unit B of GLEN HAVEN I COTTAGES, a Horizontal Property regime with Private Elements located at Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for GLEN HAVEN III Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20110823-0065097 and amended in Instrument No. 20130501-0043422, Register's Office for 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 GLEN HAVEN I COTTAGES, a Horizontal Property Regime with Private Elements, contained in said Declaration, the Plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20110823-0065097 and amended in Instrument No. 201305010043422, and Bylaws appended thereto as Exhibit "C" Register's Office for Davidson County, Tennessee, 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 Michael J. Gilbert and Jennifer K. Gilbert, as Trustees of The 2015 Michael and Jennifer Gilbert Family Trust, by Quitclaim Deed from Jennifer K. Gilbert and Michael J. Gilbert, wife and husband, of record in Instrument No. 20150921-0095929, in the Register's Office of Davidson County, Tennessee, dated September 21, 2015 and recorded on September 21, 2015.

Being the same property conveyed to Jennifer K. Gilbert and Michael J. Gilbert, Wife and Husband, by Warranty Deed from Kurio Properties, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20130501-0043423, in the Register's Office of Davidson County, Tennessee, dated April 30, 2013 and recorded on May 01, 2013.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Plat of HILLMONT SUBDIVISION, as recorded in Plat Book 1424, Page 37.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20110823-0065097 and amended in Instrument No. 201305010043422.)
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1601 Glen Echo Road, Nashville, TN 37215**.

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 14th day of March, 2025.

The 2015 Michael and Jennifer Gilbert Family Trust dated September 21, 2015

By:_____
Michael J. Gilbert, Trustee

By:_____
Jennifer K. Gilbert, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of March, 2025, before me personally appeared Michael J. Gilbert and Jennifer K. Gilbert, Trustees of The 2015 Michael and Jennifer Gilbert Family Trust dated September 21, 2015, 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 14th day of March, 2025.

_____
Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

True Copy Certification

I, **Tammy Carney,** 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 this the 14 day of March, 2025.

Affiant Signature

Date 3-14-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 14 day of March, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

