Karen Johnson Davidson County
Batch# 1251495 DEEDWARR
03/24/2025 03:48:30 PM 4 pgs
Fees: $23.00 Taxes: $1,998.00
20250324-0022049

Name and Address of New Owner:
Samuel Gerber and Emily Marrero
44 Twin Street
Nashville, TN 37209

Send Tax Bills To:
First Horizon Bank
165 Madison Ave.
Memphis, TN 38103

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: **091-14-0-016.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Wendy C. Satterwhite, a single woman**, "the Grantor," have this day bargained and sold and by these presents hereby sell, give, transfer and convey unto **Samuel Gerber and Emily Marrero, husband and wife, as joint tenants,** "the Grantees," the following described real estate in Davidson County, Tennessee:

All that certain Lot or Parcel of land Situated in the County of Davidson, State of Tennessee, and being more Particularly described as follows:

TRACT 1:
Being Lot No. 122 on the Map of West Nashville Heights, of record in Book 332, page 127, Register's Office for Davidson. County, Tennessee.

Said Lot No: 122 fronts 50 feet on the north side of Twin Street and runs back between Parallel lines, 170 feet to an alley.

TRACT 2:
All that Portion of the south 1/2 of Alley No. 1518 lying between the direct extensions northerly of eastern and western lines of Lot 122 as said alley and lot are shown on the Plan of West Nashville Heights, of record in Book 332, page 127, Register's Office for Davidson County, Tennessee.

Being part of the alley closed by Metro Council Bill No. 93-713 and adjacent to Tract 1 described herein.

Included in the above description of TRACT 1, but excluded from this conveyance is that portion of land conveyed to the State of Tennessee, described as follows:

Being the south part of Lot 122 on the Map of West Nashville Heights of record in Book 332, page 127, Register's Office for Davidson County, Tennessee.

Beginning at a Point in the Southwest corner of said Lot No. 122 and runs with the west boundary of said Lot No. 122 northerly 74.6 feet to a point thence North 76 degrees 39 minutes East, 50.5 feet to a point in the East boundary line of said Lot No. 122 thence with said boundary line southerly 79.6 feet to a Point in the north margin of Twin Street Thence with said margin westerly 50 feet to the point of beginning, containing 3,855 square feet, more or less.

There is Included herein but Excluded from this Conveyance, a second tract of land Conveyed to the State of Tennessee as described by deed of record in

Instrument Number 2001 1221-0141142, Register's Office for Davidson County, Tennessee, and subject to any and all easements set forth therein.

Being the same property conveyed to Wendy C. Satterwhite, a single woman, by Warranty Deed from David E. Brown and Mona F. Brown, husband and wife, of record in Instrument No. 20160705-0068424 Register's Office for Davidson County, Tennessee, dated June 30, 2016 and recorded on July 05, 2016.

Being improved property known as **44 Twin Street, Nashville, TN 37209.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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.

IN WITNESS WHEREOF, Grantor have caused this Warranty Deed to be executed on the 18th day of March, 2025.

Wendy C. Satterwhite (SEAL)

STATE OF ~~TENNESSEE~~ North Carolina
COUNTY OF ~~DAVIDSON~~ Alamance

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Wendy C. Satterwhite, 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 this 18th day of March, 2025.

J SHANE COBLE NOTARY PUBLIC My Commission Expires February 18, 2030 ALAMANCE COUNTY, NC

Notary Public
My commission expires: 2-18-2030

AFFIDAVIT OF VALUE

STATE OF ~~TENNESSEE~~ North Carolina
COUNTY OF ~~DAVIDSON~~ Alamance

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $540,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Wendy C Satterwhite
(Affiant)

Sworn to and subscribed before me this
18th day of March, 2025.

J. Shane Coble
Notary Public
My commission expires: 2-18-2030

J SHANE COBLE
NOTARY PUBLIC
My Commission Expires
February 18, 2030
ALAMANCE COUNTY, NC

File No. GNT-25-3779

Certificate of Authenticity

I, Joshua A. Terry, 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 3/18/2025.

Affiant Signature – Joshua A. Terry

3/24/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/24/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5.10.27