WARRANTY DEED

Karen Johnson Davidson County
Batch# 1269963 DEEDWARR
05/07/2025 02:51:30 PM 3 pgs
Fees: $18.00 Taxes: $2,586.30
20250507-0035866

File #25-TL-519A-C

(SEAL)

ADDALITA STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $699,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF April, 2025.

Notary Public
MY COMMISSION EXPIRES: 9/13/28

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)
Kyle Steven Gabrick and Lauren Anne Gabrick	**New Owner**	
(NAME) 519a Basswood ave	(NAME)	**090 11 0F 001.00**
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(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,

ALEC SOLE AND HANNA SOLE, HUSBAND AND WIFE,

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

KYLE STEVEN GABRICK AND LAUREN ANNE GABRICK, HUSBAND AND WIFE,

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:

A certain townhome located in Davidson County, Tennessee, being Unit No. A of 519 Basswood Avenue, a Horizontal Property Regime established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under Declaration of Covenants, Conditions, and Restrictions for 519 Basswood Avenue, of record in Instrument No. 20191119-0119402, in the Register's Office of Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interests in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and the buildings thereof, said Unit being depicted on Exhibit B to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Alec Sole and Hanna Sole, Husband and Wife, by Warranty Deed from Nathan/Dale Stoops Real Estate, LLC, of record in Instrument No. 20201231-0155132, in the Register's Office of Davidson County, Tennessee, dated December 30, 2020 and recorded on December 31, 2020.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Plat of Cumberland Cove, as recorded in Instrument No. 20161129-0125118.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20191119-0119402.
* Easement for Right of Way, recorded in Book 2147, Page 42.
* Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 3880, Page 77.
* Easement for Ingress and Egress, recorded in Instrument No. 20170118-0005493.
* Charter for 519 Basswood Avenue Homeowners' Association, Inc. recorded as Instrument No. 20191211-0127887.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: 519A Basswood Avenue, Nashville, TN 37209.

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 30th day of April, 2025.

Alec Sole

Hanna Sole

STATE OF ~~TENNESSEE~~ Missouri
COUNTY OF ~~DAVIDSON~~ St. Louis

On this ~~30th~~ 29th day of April, 2025, before me personally appeared Alec Sole, 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 ~~30th~~ 29th day of April, 2025.

Notary Signature Lesley A Wilson
My commission expires: 12-19-2026

LESLEY A. WILSON
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES DECEMBER 19, 2026
ST. LOUIS CITY
COMMISSION #14395398

STATE OF ~~TENNESSEE~~ Missouri
COUNTY OF ~~DAVIDSON~~ St. Louis

On this ~~30th~~ 29th day of April, 2025, before me personally appeared Hanna Sole, 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 ~~30th~~ 29th day of April, 2025.

Notary Signature Lesley A Wilson
My commission expires:
12-19-2026

LESLEY A. WILSON
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES DECEMBER 19, 2026
ST. LOUIS CITY
COMMISSION #14395398

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 April 29th 2025.

Affiant Signature – Joshua A. Terry

May 2nd 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on May 2nd 2025

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-29