This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number. 1-24182-AP

Karen Johnson Davidson County
Batch # 1270396 DEEDWARR
05/08/2025 09 43 24 AM 2 pgs
Fees $13 00 Taxes $2,301 40
20250508-0036010

STATE OF TENNESSEE
COUNTY OF Davidson

JODI JACKSON TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $622,000.00.

Nancy Enoch
Affiant

Subscribed and sworn to before me, this the 6th day of May, 2025

Notary Public
My Commission Expires: 10/4/27

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Christopher Gray Brown Bailey Sutton Rose 1532 Eller Dr Nashville, TN 37221	Legacy Home Loans, LLC 408 Highway 76 White House, TN 37188	142-13-0A-005-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10 00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Gabrielle Julz Gottshalk Richterman, an unmarried woman,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Christopher Gray Brown and Bailey Sutton Rose, husband and wife,** hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 5 ON THE PLAN OF PHASE | AND BOUNDARY PLAT OF RIVERSIDE, AS OF RECORD IN PLAT BOOK 6900, PAGES 490-492, REVISED PLAT BOOK 6900, PAGE 784, AND CORRECTED AS INSTRUMENT NO. 20040506-0052081, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to Gabrielle Julz Gottshalk Richterman, single woman by Warranty Deed from Parks W. Runyon, unmarried, surviving tenant by the entirety of Joyce T. Runyon, dated October 13, 2017, recorded October 16, 2017 of record in Instrument No. 20171016-0105698, Register's Office for Davidson County, Tennessee.

This is improved property located at. **1532 Eller Drive, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 has executed this instrument on this 6th day of May, 2025

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GRANTOR:

Gabrielle Julz Gottshalk Richterman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Gabrielle Julz Gottshalk Richterman, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained

WITNESS my hand and seal at office this 6th day of May, 2025

Notary Public
My Commission expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY