Karen Johnson Davidson County
Batch# 1274013 DEEDWARR
05/16/2025 08:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20250516-0038584

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 14th day of May, 2025.

(Affix Seal) Notary Public

My Commission Expires: 9/15/27

TINA SHINN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

2025-04-2779

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Gary Robert Salomon 3204 Long Boulevard #301 Nashville, TN 37203	NEW OWNER	Map/Parcel 104-02-3C-301.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Alicia I. Toal and Desmond J. Toal, Jr., wife and husband**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Gary Robert Salomon, a unmarried man**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 301 as specified on the Plat shown in the Master Deed, on the Plan of D5 Lofts Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws for D5 Lofts Condominiums, of record in Instrument No. 20060816-0101153, as amended in Instrument No. 20060925-0118694, Instrument No. 20061005-0123893, Instrument No. 20061220-0156940 and Instrument No. 20070626-0076341, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of D5 Lofts Condominiums, for placement of Units, as set out on Revised Exhibit "B" to the Third Amendment to the Master Deed of record under Instrument No. 20061220-0156940, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Alicia I Toal and Desmond J. Toal, Jr, wife and husband by Warranty Deed from Justin R. Birkmeyer, an unmarried man of record in Instrument No. 20161221-0133999 Register's Office for Davidson County, Tennessee, dated December 19, 2016 and recorded on December 21, 2016.

This conveyance is subject to the following: Davidson County property taxes for the year 2025, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 3204 Long Boulevard, 301, Nashville, TN 37203.

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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Effective the 13th day May, 2025.

Alicia I. Toal

Desmond J. Toal, Jr.

STATE OF NC
COUNTY OF Gaston

On this 13th day of May, 2025, before me personally appeared Alicia I Toal and Desmond J. Toal Jr., 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 13th day of May, 2025.

Notary Signature
My commission expires: 04/22/2030

KENDALL W REW
Notary Public, North Carolina
Mecklenburg County
My Commission Expires
April 22, 2030

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 5/13/25.

Affiant Signature – Joshua A. Terry

5/15/25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 5/15/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-29