Return to:
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P O BOX 217
NOLENSVILLE, TN 37135

Karen Johnson Davidson County
Batch# 1285299 DEEDWARR
06/17/2025 12:31:30 PM 4 pgs
Fees: $23.00 Taxes: $1,187.70
20250617-0047578

#2520

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
GS1 STORES LLC	(NEW OWNER)	Map 061-05-0A-
718 MAPLE PLACE		Parcel 108.00CO
NASHVILLE, TN 37216		

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9927 Sam Donald Court, Ste B, Nolensville, TN 37135.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **THE ESTATE OF DERRIC JONATHAN AUGUSTA,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **GS1 STORES LLC, a Tennessee limited liability company,** (The "Grantee"), his heirs and assigns, to certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

SEE ATTACHED EXHIBIT 'A"

This conveyance is subject to the following:

1. 2025 Taxes, a lien not yet due and payable and assumed by buyer.
2. Restrictions of record in Book 7534, page 591, Book 7548, page 612, Book 8036, page 175, and in Book 8679, page 984, and in Book 11461, page 63, said Register's Office.
3. Cross Conveyance Easement of record in Book 7337, page 269, said Register's Office.
4. Easement for sewer/storm drainage of record in Book 4989, page 430, Book 5129, page 28 and in Book 5325, page 322, said Register's Office.
5. Agreement of record in Book 608, page 308, said Register's Office.
6. Charter of record in Book 8069, page 166, and in Book 8189, page 674, said Register's Office.
7. Open-Space of record in Book 8181, page 776, said Register's Office.
8. Any and all matters appearing on the Plan of record in Plat Book 7900, page 67, said Register's Office.

This is an improved property commonly known as: **718 MAPLE PLACE, NASHVILLE, TN 37216.**

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $321,000.00.

Affiant

Subscribed and sworn to before me this 4 day of June, 2025.

Notary public:
My commission expires: 1.24.29

JOSEPHINE REBECCA CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 1-24-2029

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS, WHEREOF, the Grantor has caused this Deed to be executed this 4 day of June, 2025.

THE ESTATE OF DERRIC JONATHAN AUGUSTA

By: A. Michelle Poss, Administrator
A. **MICHELLE POSS, ADMINISTRATOR**

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **A. MICHELLE POSS, AS ADMINISTRATOR OF THE ESTATE OF DERRIC JONATHAN AUGUSTA**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged SHE executed the within instrument as Administrator of The Estate.

WITNESS my hand and official seal at Nashville, Tennessee, this 4 day of June, 2025.

Notary Public
My Commission Expires: 1.24.29

JOSEPHINE REBECCA CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 1-24-2029

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 7, on the Plan of POPLAR GLEN, PHASE V, of record in Plat Book 7900, page 67, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Derric Augusta, an unmarried man by warranty deed from Tiberiu Miko of record in Instrument No. 20130404-0033493, said Register's Office. The said Derric Jonathan Augusta (aka Derric Augusta) having since died on June 05, 2024. A. Michelle Poss, appointed as Administrator of The Estate of Derric Jonathan Augusta, No. 24P-1627, in the Probate Court for Davidson County, Tennessee.

Certificate of Authenticity

I, Robert J. Notestine III, 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 June 4, 2025.

AFFIANT SIGNATURE

June 13, 2025
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 13 day of June, 2025.

NOTARY'S SIGNATURE

My Commission Expires: 1.24.29

Notary's Seal:

