WARRANTY DEED

Karen Johnson Davidson County
Batch# 1286745 DEEDWARR
06/18/2025 12:17:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20250618-0048101

File #25-TL-3600-E4

(SEAL)
ORA KELLER NYHUS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 08/19/2028
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF June, 2025.

Notary Public
MY COMMISSION EXPIRES: 8-19-2028

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)
Brian Raymond Gauer and Kelly Ayon Gauer	**New Owner**	
(NAME)	(NAME)	**117 11 0B 068.00**
3600 Hillsboro Pike, #E4		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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,

JOHN P. PRESLEY, A MARRIED MAN,

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

BRIAN RAYMOND GAUER AND KELLY AYON GAUER, 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:

Land in Davidson County, Tennessee, being unit No. E-4, parcel No. 68 on the REVISED THE VILLAGER EAST CONDOMINIUM APARTMENTS, of record in Plat Book 5200, page 235, Register's office for said county, to which reference is here made for a more complete and accurate description.

Being the same property conveyed to John P. Presley, unmarried, by Warranty Deed from Stonegate Acquisitions, LLC, of record in Instrument No. 20220816-0092588, in the Register's Office of Davidson County, Tennessee, dated August 11, 2022 and recorded on August 16, 2022.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Plat of REVISED THE VILLAGER EAST CONDOMINIUM APARTMENTS, as recorded in Plat Book 5200, Page 235.
* Master Deed establishing VILLAGER EAST CONDOMINIUM of record in Book 5457, Page 298; as corrected in Book 5553, Page 336; also subject to 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 building thereon.
* Restrictive Covenants recorded in Book 3843, Page 131; as amended in Book 4120, Page 522.
* Easement for Sanitary Sewers And/or Storm Drainage, recorded in Book 4110, Page 245.
* Charter for Villager East Homeowners' Association, Inc recorded as Book 5450, Page 744.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: 3600 Hillsboro Pike, #E4, Nashville, TN 37215.

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 17th day of June, 2025.

Witness my/our hand(s) this the 17th day of June, 2025.

John P. Presley

Megan Presley

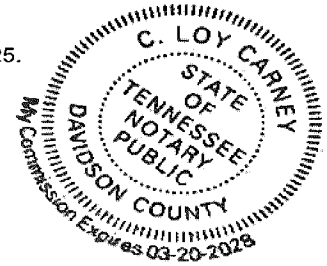
***MEGAN PRESLEY**, spouse of **JOHN P. PRESLEY**, joins in the execution of this instrument for the purpose of conveying any and all marital interest **MEGAN PRESLEY** may have in the above-described real property.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of June, 2025, before me personally appeared John P. Presley, 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 17th day of June, 2025.

Notary Signature
My commission expires:

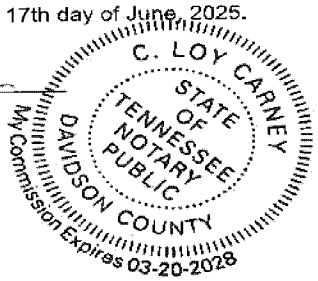


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of June, 2025, before me personally appeared Megan Presley, 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 17th day of June, 2025.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, **Jami K. Averwater**, 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 06/17/2025 (date of document).

Jami K Averwater

Affiant Signature

06/18/2025

Date

State of Tennessee

County of Rutherford

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

Notary's Signature

MY COMMISSION EXPIRES: 8-19-2028

ORA KELLER NYHUS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 08/19/2028
COUNTY OF RUTHERFORD