WARRANTY DEED

Karen Johnson Davidson County
Batch# 1289058 DEEDWARR
06/24/2025 08:35:30 AM 3 pgs
Fees: $18.00 Taxes: $2,553.00
20250624-0049404

File #25-TC-1607-B

(SEAL)
KAZ ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-07-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $690,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF June, 2025.

Notary Public
MY COMMISSION EXPIRES: 7-7-25

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)
James A. Ginas and Kerry Kathleen Ginas	**Presidential Bank, FSB**	
(NAME)	(NAME)	
5330 Lake Bluff Terrace	**4600 East-West Highway, Suite 400**	**072 15 2N 002.00**
(ADDRESS)	(ADDRESS)	
Sanford, FL 32771	**Bethesda, MD 20814**	
(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,

CHASON SMITH AND JORDAN SMITH, HUSBAND AND WIFE (AS TENANTS BY THE ENTIRETY AS BETWEEN THEMSELVES) AND DARREN GOTTSCHALK, TRUSTEE OF GOTTSCHALK FAMILY REVOCABLE TRUST DATED OCTOBER 25, 2018,

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

JAMES A. GINAS AND KERRY KATHLEEN GINAS AKA KERRY KATHLEEN MEADE, 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 unit located in Davidson County, Tennessee, being known and designated as Unit No. B of HOMES AT 1607 BRANCH STREET, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing, HOMES AT 1607 BRANCH STREET, a Horizontal Property Regime, of record in Instrument No. 20200929-0112061, in the Register's Office of Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Chason Smith and Jordan Gottschalk, husband and wife (as tenants by the entirety as between themselves), and as tenants in common with Darren Gottschalk, married man , by Warranty Deed from David Joseph Taylor, unmarried and Allison Simone Taylor, unmarried, of record in Instrument No. 20230315-0018668, in the Register's Office of Davidson County, Tennessee, dated March 14, 2023 and recorded on March 15, 2023.

Being the same property conveyed to Chason Smith and Jordan Smith, husband and wife (as tenants by the entirety as between themselves), and Darren Gottschalk as Trustee of The Gottschalk Family Revocable Trust, dated October 25, 2018, by Quit Claim Deed from Chason Smith and Jordan Smith (F/K/A Jordan Gottschalk), husband and wife, and Darren Gottschalk, a married man, of record in Instrument No. 20230424-0029926, in the Register's Office of Davidson County, Tennessee, dated April 21, 2023 and recorded on April 24, 2023.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Porter Road Subdivision of Lots Nos. 2 to 7 inclusive on Shinkle's Subdivision, as recorded in Plat Book 843, Page 38.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20200929-0112061.
* Easement for Sanitary Sewers and or Storm Drainage, recorded in Book 4116, Page 608.
* Charter for Homes at 1607 Branch Street Homeowners Association recorded as Instrument No. 20200929-0112062.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **1607B Branch Street, Nashville, TN 37216**.

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 18th day of June, 2025.

Gottschalk Family Revocable Trust dated October 25, 2018

By: _____ Trustee
Darren Gottschalk, Trustee

_____
Chason Smith

_____
Jordan Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Darren Gottschalk with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Trustee of the Gottschalk Family Revocable Trust dated October 25, 2018, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand, at office, this 18th day of June, 2025.

_____
Notary Signature
My commission expires:
STATE OF TENNESSEE
COUNTY OF DAVIDSON

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

On this 18th day of June, 2025, before me personally appeared Chason Smith, 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 18th day of June, 2025.

_____
Notary Signature
My commission expires:
STATE OF TENNESSEE
COUNTY OF DAVIDSON

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

On this 18th day of June, 2025, before me personally appeared Jordan Smith, 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 18th day of June, 2025.

_____
Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

True Copy Certification

I, **Tonya Cherry,** 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 this the 18 day of June, 2025.

Affiant Signature
Date 6-18-25

State of TENNESSEE
County of DAVIDSON

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

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028