Prepared By & Return To:
Rhythm Title, LLC
1585 Mallory Lane
Ste. 205
Brentwood, TN 37027
RT-25-3104

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $362,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11 day of July, 2025

Notary Public

Commission Expires: 11/15/2028

TIARRA GRAYMAN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1296928 DEEDWARR
07/11/2025 02:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,341.25
20250711-0054867

Address of New Owner	Send Tax Bills To:	Map & Parcel
Brandon Mitchell Gibson and Eva Van Buren Gibson 1350 Rosa L Parks Boulevard Unit 240 Nashville, TN 37208	USAA Federal Savings Bank 10750 McDermott Freeway San Antonio, TX 78288	081-12-0T-240.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Gavin John McGarry, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brandon Mitchell Gibson and Eva Van Buren Gibson, husband and wife

HEREINAFTER CALLED THE GRANTEES, 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 Unit 240, Werthan Lofts IV and V Condominiums, Phase V, as established under Master Deed of record in Instrument No. 20070117-0006776, corrected by Scrivener's Affidavit recorded at Instrument No. 20090421-0036270, amended at instrument No. 20071220-0146056, corrected by Scrivener's Affidavit recorded at Instrument No. 20080118-0006036, amended at Instrument Nos. 20080211-0013846, 20110609-0044280, 20110713-0053571, 20120723-0064381, 20131230-0130918 and 20140725-0066210, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said Unit.

Being the same property conveyed to Gavin John McGarry, single man, by Warranty Deed from Michael C. Lanning, a single person, of record in Instrument No. 20200304-0024210 Register's Office for Davidson County, Tennessee, dated February 28, 2020 and recorded on March 04, 2020. Gavin John McGarry having since married. Kathryn Elizabeth White hereby joins in the execution of this deed to convey any and all marital rights she may have.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1350 Rosa L Parks Boulevard Unit 240, Nashville, TN 37208

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 so 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. 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.

Dated this the 9 day of July, 2025.

Gavin John McGarry

Gavin John McGarry

Kathryn Elizabeth White

Kathryn Elizabeth White

STATE OF Colorado
COUNTY OF Denver

On this 9 day of July, 2025, before me personally appeared Gavin John McGarry and Kathryn Elizabeth White, 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 9 day of July, 2025.

Treasure Elizabeth Merchant

Notary Signature
My commission expires: 05-15-2027

TREASURE ELIZABETH MERCHANT
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20154019405
MY COMMISSION EXPIRES MAY 15, 2027

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 7/9/2025.

Affiant Signature – Joshua A. Terry

7/11/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/11/25

Notary Public

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27