This instrument prepared by
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24508-AP

Karen Johnson Davidson County
Batch # 1306428 DEEDWARR
08/06/2025 01 39 36 PM 2 pgs
Fees $13 00 Taxes $1,961 00

20250806-0062466

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-FC-25-7029

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $530,000 00

Affiant

JILL BRANIAN STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 4th day of August, 2025.

Notary Public
My Commission Expires: 03/16/26

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Jonathon Taylor Therrien<br>Sarah Michaela Therrien<br>7029 Bridgeport Dr.<br>Nashville, TN 37221 | Wilson Bank & Trust<br>623 West Main St<br>Lebanon, TN 37088 | 126-16-0A-225-00 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **GNB Series LLC, an Illinois Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jonathon Taylor Therrien and Sarah Michaela Therrien, husband and wife**, hereinafter called the Grantee(s), his/her/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 all of Lot No. 422, Final Plat, Phase 2A, Section 1, Riverwalk, according to survey and plat of same appearing of record in Instrument No. 20031014-0151989, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot

Being the same property conveyed to GNB Series, LLC, an Illinois limited liability company by Warranty Deed from Michael D. Proctor and Christi M Proctor, husband and wife, dated July 31, 2020, recorded August 4, 2020, of record in Instrument No. 20200804-0085856, Register's Office for Davidson County, Tennessee.

This is improved property located at: **7029 Bridgeport Drive, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record, 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, 5) building restrictions; and 6) other matters of public record

**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 do 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 Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this 4th day of August, 2025

GRANTOR.

GNB Series LLC, an Illinois Limited Liability Company

By: _____
John Wilson, Sole & Managing Member

STATE OF MICHIGAN
COUNTY OF WEXFORD

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John Wilson, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Sole & Managing Member of GNB Series LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained

WITNESS my hand and seal at office this 4th day of August, 2025.

_____
Notary Public
My Commission expires. _____

Kathleen M Johnson
Notary Public - State of Michigan
County of Grand Traverse
My Commission Expires April 10, 2029
Acting in the County of WEXFORD