Karen Johnson Davidson County
Batch# 1316874 DEEDWARR
09/02/2025 10:11:30 AM 3 pgs
Fees: $18.00 Taxes: $684.50
20250902-0069849

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $185,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 08/28/2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES August 19, 2028

NICOLA ESTRELLA NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 836 North Thompson Lane
Ste 1D
Murfreesboro, TN 37129
file # 6204-25NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Jodi Nicole Beggs and Alexander Cheema-Fox		119-14-0A-008.00
2929 Selena Drive 8		
Nashville, TN 37211		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Charles Gunselman and Teresa Gunselman, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jodi Nicole Beggs, an unmarried woman, and Alexander Cheema-Fox, an unmarried man, as tenants in common with right of survivorship

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain Condominium unit in Davidson County, Tennessee, described as follows: Unit No. 8, Building A, in a Horizontal Property Regime as shown on condominium size plat of Kingswood Condominiums as of record in Book 5200, Page 520, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles Gunselman and Teresa Gunselman, Husband and wife by Warranty Deed from Household Financial Center, Inc of record in Instrument No. 20050103-0000786 Register's Office for Davidson County, Tennessee, dated December 29, 2004 and recorded on January 3, 2005.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is improved property known as 2929 Selena Drive 8 Nashville, TN 37211

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Witness my hand on August 27th 2025.

Charles Gunselman

Charles Gunselman

Teresa Gunselman

Teresa Gunselman

STATE OF Virginia

COUNTY OF Loudoun

Personally appeared by audio-video communication before me, an online Notary Public of said County and State, Charles Gunselman and Teresa Gunselman, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this August 27th, 2025.

Electronic Notary Public

Notary Public Gloria Asare

My Commission Expires: 12/31/2028

Registration No: 7901547

Gloria Asare

REGISTRATION NUMBER
7901547
COMMISSION EXPIRES
December 31, 2028

Notarized remotely online using communication technology via Proof.

File #: 6204-25NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 August 28, 2025.

J. Carlton Drumwright

August 28, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 28, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY