Karen Johnson Davidson County
Batch# 1317852 DEEDWARR
09/03/2025 01:22:30 PM 3 pgs
Fees: $18.00 Taxes: $2,479.00
20250903-0070333

WARRANTY DEED

(SEAL)

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $670,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF September, 2025.

Notary Public
MY COMMISSION EXPIRES: _____

File #25-TC-3823-6

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)
Paul J. Gerstner	NEW OWNER	
(NAME)	(NAME)	**061 15 0B 006.00**
3823 Gallatin Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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,

AARON KINSSIES AND AIMEE KINSSIES, HUSBAND AND WIFE,

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

PAUL J. GERSTNER, UNMARRIED,

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. 6 on the Plan of THE NINES, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Master Deed and By-Laws for The Nines Owner's Association, Inc., of record in Instrument No. 20160912-0095749 as amended of record as Instrument No. 20171116-0117760 and Further amended of record as Instrument No. 20221221-0131869, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed and By-Laws. Reference is hereby made to the plan of The Nines, shown on Exhibit "D" to the Master Deed and By-Laws of record in Instrument No. 20160912-0095749, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Aaron Kinssies and Aimee Kinssies, husband and wife, by Warranty Deed from KDS Investments General Partnership, a Tennessee general partnership, of record in Instrument No. 20161005-0105374, in the Register's Office of Davidson County, Tennessee, dated October 04, 2016 and recorded on October 05, 2016.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAPLEWOOD HOME TRACT, as recorded in Plat Book 421, Page 174.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160912-0095749 as amended of record as Instrument No. 20171116-0117760 and Further amended of record as Instrument No. 20221221-0131869.
* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20141230-0118667.
* Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4319, Page 882.
* Charter for The Nines Owner's Association recorded as Instrument No. 20151130-0120520.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ unimproved __X___ improved property known as: **3823 Gallatin Pike, #6, 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 20th day of August, 2025.

Aaron Kinssies

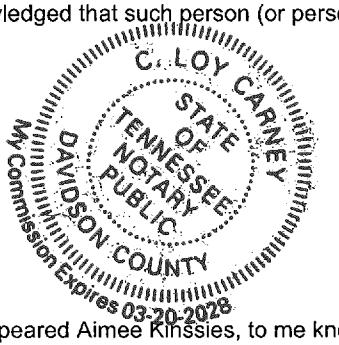
Aimee Kinssies

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of August, 2025, before me personally appeared Aaron Kinssies, 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 20th day of August, 2025.

Notary Signature
My commission expires:

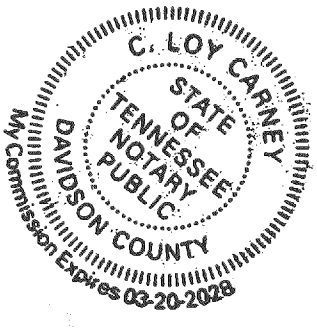


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of August, 2025, before me personally appeared Aimee Kinssies, 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 20th day of August, 2025.

Notary Signature
My commission expires:



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 20, 2025

Affiant Signature

August 20, 2025
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 20 day of August, 2025.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY