FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Wilson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$240,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **08/26/2025** Notary Public MY COMMISSION EXPIRES: 10-26-25 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1317902 DEEDWARR
09/03/2025 03:18:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20250903-0070397

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

WARRANTY DEED

This Instrument Prepared by and Return To:

FOUR STAR TITLE LLC
ESTABLISHED 2022

2500 North Mount Juliet Road, Mt. Juliet, TN 37122
File #25-5194

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey Corbin	**Jeffrey Corbin**	**105-14-0I-034.00**
836 Washington Ave., Unit 7 Portland, ME 04103	**836 Washington Ave., Unit 7 Portland, ME 04103**	

FOR AND 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, WE, **Frank Gomila and Paula Gomila, husband and wife,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeffrey Corbin, unmarried** 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 Unit 34, STUDIO 1 LOFTS CONDOMINIUM, as established under Declaration of record in Instrument No. 20140715-0062248, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Frank Gomila and Paula Gomila, husband and wife by Warranty Deed dated August 5, 2014 from Studio 1 Nashville Apartments, LLC, a Tennessee

Limited Liability Company, recorded August 13, 2014, in Instrument Number 20140813-0073240, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **803 Hillview Heights, Unit 104, Nashville, TN 37204**
(House Number) (Street) (City, State) (Zip)

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), his/her/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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on the **26th** day of **August, 2025.**

Paula Gomila

Frank. Gomila

STATE OF **Louisiana**
BNL ~~PARRISH~~ OF ST. TAMMANY PARISH

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Frank Gomila and Paula Gomila**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **26th** day of **August, 2025.**

NOTARY PUBLIC

My Commission Expires: WITH LIFE

GERALYN N. LIPS
Notary Public - State of Louisiana
Notary ID Number 134206

Tennessee Certification of Electronic Document

I, Alex Sharer, 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 8-26-25 (date of document).

Alex Sharer
Affiant Signature

9-3-25
Date

State of TN

County of Wilson

Sworn to and subscribed before me this 3 day of Sept, 2025.

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

Tonya Thomas
Notary's Signature

MY COMMISSION EXPIRES: 10-26-25