Karen Johnson Davidson County
Batch# 1365042 DEEDWARR
01/05/2026 10:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,824.10
20260105-0000226

Prepared By & Return To:
Rhythm Title, LLC
1585 Mallory Lane
Ste. 205
Brentwood, TN 37027
RT-25-6013

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $493,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 26th day of December, 2025

Notary Public

Commission Expires: 12/19/28

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES: 12-19-2028

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jordan Schneider 542 Southgate Ave, Unit 102 Nashville, TN 37203	Legacy Home Loans 408 HWY 76 White House, TN 37188	105 11 1O 008.00

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,

Andrew Joseph Gilmore, unmarried, and Leigh Averitt, unmarried, as joint tenants with rights of survivorship

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

Jordan Schneider, an unmarried man

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 No. 8 on the Plan of Southgate Commons Condominiums (previously described erroneously as Southgate Commons), a condominium development, as attached as Exhibit D to the Declaration of Covenants, Conditions, and Restrictions of Southgate Commons Condominiums, a condominium development, of record in Instrument #20200427-0043800, as amended in Instrument Nos. 20200513-0049627; 20230404-0024550; and 20230406-0025100, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

BEING the same property conveyed by Warranty Deed from Southgate Commons, LLC, a Tennessee Limited Liability Company to Andrew Joseph Gilmore, unmarried, and Leigh Averitt, unmarried, as joint tenants with rights of survivorship, of record in Instrument No. 20231113-0088466 in Davidson County, Tennessee Register of Deeds, dated November 10, 2023 and recorded November 13, 2023.

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: 542 Southgate Ave, Unit 102, Nashville, TN 37203

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 26th day of December, 2025.

Andrew Joseph Gilmore

Leigh Averitt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 26th day of December, 2025, before me personally appeared Andrew Joseph Gilmore and Leigh Averitt, 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 26th day of December, 2025.

Notary Signature
My commission expires: 5-16-26

A.C. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 December 26.

Affiant Signature

2nd day of January, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of January, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

