J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $358,000.00. Affiant Subscribed and sworn to before me, this 20th day of December, 2019. Notary Public My commission expires:

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Margaret Amanda Eggers	Margaret Amanda Eggers	081-03-1A-001.00-CO
2404A 14th Ave	2404A 14th Ave	
Nashville, TN 37208	Nashville, TN 37208	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Sasha Gazlay and Jerimiah Gazlay, wife and husband

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Margaret Amanda Eggers, a single woman

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain townhome located in Davidson County, Tennessee, being Unit No. A of 2404 14th Avenue North Townhomes, a Townhome Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing 2404 14th Avenue North Townhomes of record in Instrument Number 20170228-0019785, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in Exhibit "D" to said Declaration.

Karen Johnson Davidson County
Batch# 333245 DEEDWARR
12/23/2019 10:54:37 AM 2 pgs
Fees: $13.00 Taxes: $1,324.60
20191223-0132219

SP 11/2015

Being the same property conveyed to Sasha MacDougall and Jerimiah Gazlay, wife and husband by Warranty deed from Pearl Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180320-0026309 Register's Office for Davidson County, Tennessee, dated March 16, 2018 and recorded on March 20, 2018. Sasha MacDougall has since married and goes by Sasha Gazlay.

This is improved property known as **2404A 14th Ave, Nashville, TN 37208.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes being paid at closing and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 the Grantor has hereunto executed this instrument on this the 20th day of December, 2019.

Sasha Gazlay

Jerimiah Gazlay

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Sasha Gazlay and Jerimiah Gazlay, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 20th day of December, 2019.

Notary Public
My Commission Expires: 4-17-23

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SolomonParks File No. 19-000375-526