This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-13117-SL

Karen Johnson Davidson County
Batch# 696750 DEEDWARR
08/13/2021 10:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20210813-0109464

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $345,000.00.

Affiant

Subscribed and sworn to before me, this the 12th day of August, 2021.

Notary Public
My Commission Expires: 9/2/24

SARAH AMES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Gabriel Damian Schkliar and Melissa Helen Schkliar 3924 Stilton Drive Nashville, TN 37207	Same as Owner	041-11-0-051.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Daniel T. Sargent and Katherine Sargent, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Gabriel Damian Schkliar and Melissa Helen Schkliar, husband and wife**, 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 Lot No. 389 on the Map of Bellshire Estates, Section "A", as of record in Book 2331, Pages 115 and 116, Register's Office for Davidson County, Tennessee.

Said Lot No. 389 fronts 170.5 feet on the Southwesterly side of Stilton Drive and runs back 289.6 feet on the Northwesterly line and 268 feet on the Southeasterly line to a dead line in the rear on which it measures 112 feet.

Being the same property conveyed to Daniel T. Sargent and Katherine Sargent, husband and wife, tenants by the entirety, by Warranty Deed from Charles Hicks, married, of record in Instrument No. 20170428-0042074, in the Register's Office of Davidson County, Tennessee, dated April 27, 2017 and recorded on April 28, 2017.

This Instrument executed on behalf of Katherine Sargent ("Principal") by Daniel T. Sargent pursuant to the Power of Attorney of record in Instrument Number 20210813010946 3, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is ☒ improved or ☐ unimproved property located at: **3924 Stilton Drive, Nashville, TN 37207.**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantors paying their prorated share thereof to the Grantees who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 do 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. Whenever 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, Grantor has executed this instrument on this 12th day of August, 2021.

GRANTOR:

Daniel T. Sargent

Katherine Sargent by Daniel T. Sargent her Attorney-In-Fact

Katherine Sargent by Daniel T. Sargent, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

JAKE MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Daniel T. Sargent, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12th day of August, 2021.

Notary Public
My Commission expires: 9-24-22

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Daniel T. Sargent, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Katherine Sargent and that is authorized by Katherine Sargent to execute this instrument on her behalf.

JAKE MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WITNESS my hand and seal at office this 12th day of August, 2021.

Notary Public
My Commission expires: 9-24-22

EXHIBIT "A"

TRUE COPY CERTIFICATION

I, Sarah Ames, 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 12, 2021.

Signature
Date: August 12, 2021

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

On this 12th day of August, 2021 personally appeared before me, a notary public for the State aforesaid, Sarah Ames, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 03/15/2025

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD