Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
21-0629

Karen Johnson Davidson County
Batch# 755556 DEEDWARR
11/16/2021 11:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20211116-0152401

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 490,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of November, 2021

Notary Public

Commission Expires: 4/23/2025

Crystal Johnson State of Tennessee Notary Public Sumner County

Address of New Owner	Send Tax Bills To:	Map & Parcel
Anahita Minsberg 34015 Summit View Pl. ~~8020 Mandan Drive~~ Temecula, CA 92592 ~~Brentwood, TN 37027~~	United Wholesale Mortgage 585 South Blvd E. Pontiac, MI 48341	181-03-0A-301.00 CO

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,

Frank Gagliardi Jr. and Jessica Maria Gagliardi and Frank Gagliardi Sr., and Veronica Gagliardi, husband and wife

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

Anahita Minsberg and Morris Minsberg, wife and husband

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. 114 on the Plan of Revision One, Phase Two, Addition to Indian Creek Estates, RS-10 Subdivision – Cluster Lot Option, a Planned Unit Development, of record in Instrument Number 20070720-0086788, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Frank Gagliardi, Jr. and Jessica Maria Gagliardi, and Frank Gagliardi, Sr. and Veronica Gagliardi, husband and wife, by Warranty Deed from Emily N. Cashion and April Kantz Cashion, married, dated 10/21/2016 and recorded 10/27/2016 in Instrument Number 20161027-0113612, Register's Office for Davidson County, Tennessee.

Powers of Attorney of record in Instrument No. 202111160152399 and Instrument 202111160152400, Register's Office for Davidson County, Tennessee.

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: 8020 Mandan Drive, Brentwood, TN 37027.

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 uses, 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 5th day of November, 2021.

Frank Gagliardi, Jr.

Jessica Maria Gagliardi

Frank Gagliardi, Sr. by Frank Gagliardi, Jr., Attorney in Fact

Veronica Gagliardi by Frank Gagliardi, Jr., Attorney in Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Frank Gagliardi, Jr., Jessica Maria Gagliardi,** 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.

Witness my hand and official seal at Hendersonville, Tennessee this 5th day of November, 2021.

KIM GRAVES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES AUGUST 20, 2024

Notary Public
My Commission Expires: 8-20-24

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Frank Gagliardi, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), 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 Frank Gagliardi, Sr. and that he is authorized by Frank Gagliardi, Sr. to execute this instrument on his behalf.

Witness my hand and seal at Hendersonville, Tennessee, this 5th day of November, 2021.

Notary Public at Large
My commission expires: 8-20-24

KIM GRAVES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES AUGUST 20, 2024

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Frank Gagliardi, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), 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 Veronica Gagliardi, and that he is authorized by Veronica Gagliardi, to execute this instrument on her behalf.

Witness my hand and seal at Hendersonville, Tennessee, this 7th day of November, 2021.

Notary Public at Large
My commission expires: 8-20-24

KIM GRAVES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES AUGUST 20, 2024

Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 11/5/2021 (date of document).

Affiant Signature

11/10/2021
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 10 day of Nov., 2021.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

Crystal Johnson
State of Tennessee Notary Public
Sumner County