This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-14795-TC

Karen Johnson Davidson County
Batch# 794136 DEEDWARR
01/21/2022 02:58:30 PM 3 pgs
Fees: $18.00 Taxes: $3,162.70
20220121-0008259

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $854,784.00.

Affiant

Subscribed and sworn to before me, this the 13th day of January, 2022.

Notary Public
My Commission Expires: 1-6-2024

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Adriana Gascoigne 207 Promontory Drive West Newport Beach, CA 92660	Stockton Mortgage Corporation 88 C Michael Davenport Boulevard Frankfort, KY 40601	105 10 0 028.00

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 Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Ryan J. Whitten, a single man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Adriana Gascoigne, married woman, as sole owner**, hereinafter called the Grantee, her 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 the South 50 feet of Lot No. 5 on Waverly Place, of record in Book 57, Page 95, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Ryan J. Whitten, a single man, by Special Warranty Deed from Branch Banking and Trust Company, of record in Instrument No. 20100421-0030201, in the Register's Office of Davidson County, Tennessee, dated April 19, 2010 and recorded on April 21, 2010.

This is improved property located at: **1814 Beech Avenue, Nashville, TN 37203.**

This conveyance is made subject to 1) Property taxes for the year 2022, and thereafter, a lien not yet due and payable. The 2022 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor 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 13th day of January, 2022.

GRANTOR:

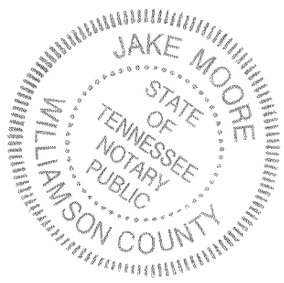
Ryan J. Whitten

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ryan J. Whitten, the within named bargainor, 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of January, 2022.

Notary Public
My Commission expires: 9-20-22



202201210008259

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 January 13, 2022.

Tori Cole

Affiant Signature

Date: 1/13/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this January 13, 2022.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

