Karen Johnson Davidson County
Batch# 878793 DEEDWARR
06/27/2022 11:43:30 AM 4 pgs
Fees: $23.00 Taxes: $7,733.00
20220627-0073379

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37053-04-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $2,090,000.00. Affiant Subscribed and sworn to before me this 17th day of June, 2022. Notary Public My Commission Expires: 10/2/23

CLAIRE H. JENKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information**
Cathleen Gallagher 750 Toyopa Drive Pacific Palisades, CA 90272	Cathleen Gallagher 750 Toyopa Drive Pacific Palisades, CA 90272	Map and Parcel No.: 13010008600

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mario Duse and Krista Sheldon, husband and wife** ("Grantors"), have this day bargaincd and sold, and do hereby transfer and convey to **Cathleen Gallagher, married** ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 930 Chancery Lane, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

N WITNESS WHEREOF, Grantor has executed this instrument on the 17th day of June, 2022.

Mario Duse

Krista Sheldon by Mario Duse Atty-In-Fact

Krista Sheldon by Mario Duse, her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mario Duse, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of June, 2022.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mario Duse, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Krista Sheldon, and he is authorized by Krista Sheldon to execute this instrument on his behalf.

Witness my hand, at office, this 17th day of June, 2022.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 3, as shown on the Map entitled The Manors of Bellemeade, of record in Plat Book 547, Page 152, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Mario Duse and Krista Sheldon, husband and wife, by deed dated July 3, 2019 from Paige Townsend McClellan, Trustee of the Paige Townsend McClellan Trust Dated September 14, 2012, of record in Instrument No. 20190716-0069590, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2022, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 13010008600.
2. Belle Meade City taxes for the year 2022, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No.: 13010008600.
3. All matters appearing on the Plan of record as Plat Book 547, Page 152, Register's Office for Davidson County, Tennessee.
4. Sanitary Sewer Easement in Book 5787, Page 432, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 6/17/22

GEORGE E. MUDTER, JR.
Dated 6/17/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 6/17/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

