This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South
Suite 102
Nashville, TN 37212
File Number: 4-19584-TC

Karen Johnson Davidson County
Batch# 944310 DEEDWARR
11/23/2022 10:56:13 AM 2 pgs
Fees: $13.00 Taxes: $1,554.00
20221123-0123971

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $420,000.00.

Affiant

Subscribed and sworn to before me, this the 21st day of November, 2022.

JILL BRANYAN STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

Notary Public
My Commission Expires: 03-16-26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Emmy Henz and Gabriel Lee Masterson 404 Bluegrass Avenue Madison, TN 37115	CMG Mortgage, Inc. dba CMG Home Loans 3160 Crow Canyon Road, Suite 400 San Ramon, CA 94583	051-12-0-090

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(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Deland Evischi and Pamela J. Evischi, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Emily Henz, unmarried and Gabriel Lee Masterson, unmarried**, hereinafter called the Grantee(s), 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 all of Lot No. 7, on the Map of Andrew Jackson's Addition to Montague Park, according to survey and plat of same appearing of record in Book 547, pages 83 and 84, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Deland Evischi and Pamela J. Evischi, husband and wife by Warranty Deed from Robert E. Frick and wife, Ruth C. Frick, dated August 12, 2019, recorded August 14, 2019, of record in Instrument No. 20190814-0081358, Register's Office for Davidson County, Tennessee.

This is improved property located at: **404 Bluegrass Avenue, Madison, TN 37115.**

This conveyance is made subject to 1) Property taxes for the year 2023, 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 21st day of November, 2022.

GRANTOR:

Deland Evischi

Pamela J. Evischi

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Deland Evischi and Pamela J. Evischi, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of November, 2022.

Notary Public
My Commission expires: _____

MICHAEL FERRENCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026