This Instrument Prepared By:
Watauga Title and Escrow Co., LLC
Thomas I. Bottorff, Attorney-at-Law
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
Cassidy Lane Fazio
1003 Loxley Drive
Nashville, Tennessee 37211

MORTGAGEE:

Karen Johnson Davidson County
Batch# 950210 **DEEDWARR**
12/12/2022 09:25:02 AM 2 pgs
Fees: $13.00 Taxes: $1,442.63
20221212-0128527

SEND TAX BILL TO:
~~Mortgagee~~
new owner

Map/Parcel:

173 09 0A 324.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Engauge Properties LLC, a Tennessee limited liability company** , hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does hereby transfer and convey unto **Cassidy Lane Fazio,** hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of **Lot No. 243 on the Plan of Lenox Village Phase Four, a Planned Unit Development,** as shown by plat and survey of record in Instrument #20040806-0094784, of the Register's Office of 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 Engauge Properties LLC, a Tennessee limited liability company, by Warranty Deed dated March 21, 2022, from Bradford D. Holve, an unmarried man, of record in Instrument #20220408-0041368, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2022 and subsequent years.

This is **improved** property known as **1003 Loxley Drive, Nashville, Tennessee 37211.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the **7th** day of **November, 2022**

Engauge Properties LLC,
a Tennessee limited liability company

By: Managing Member
Christopher Gauger, Managing Member

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Christopher Gauger**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Managing Member of **Engauge Properties LLC, a Tennessee limited liability company**, the within named bargainor, and he as such Managing Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as such Managing Member.

WITNESS my hand and official seal this 7th day of December, 2022.

Lisa D. Turner
NOTARY PUBLIC

My Commission Expires: 1/30/2024

LISA D. TURNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $389,900.00.

Amanda B. Irvine
AFFIANT

Subscribed and sworn to before me on this 8th day of December, 2022.

NOTARY PUBLIC

My Commission Expires: 10/26/24

File No. 22117175

CHRISTINE N MAROON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires