Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater for this transfer is: **$423,000**

Affiant Signature

Subscribed and sworn to before me on this the 7th Day of March, 2023.

Notary Public
My Commission expires: _____

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

NAME AND ADDRESS OF PROPERTY OWNER:

Gauge Banks and Haile M. Ditieri
908 Cointreau Drive
Nashville, TN 37076

Karen Johnson Davidson County
Batch# 978303 DEEDWARR
03/08/2023 02:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,565.10
20230308-0016797

SEND TAX BILLS TO:
same as new owner

MAP AND PARCEL NUMBER: Tax ID #: 075-07-0-153.00

WARRANTY DEED
23NT00127

Effective the 6th Day of March, 2023 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Karen Wright and Paul Newton, wife and husband
Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto
Gauge Banks and Haile M. Ditieri, husband and wife

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 178, on the Plan of Highland of Tulip Grove, Section 3, as shown on plat of record in Plat Book 4675, Page 140, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property as conveyed to Karen Wright and Paul Newton, wife and husband by Warranty Deed from David Beaudet and wife, Linda Gale Beaudet and Alejandro Rodriguez, single dated 06/29/2017 recorded 07/03/2017 in Book NA, Page NA, as Document Number 20170703-0066788, Register's Office for Davidson County, TN.

This is an improved property commonly known as: 908 Cointreau Dr, Hermitage, TN 37076-2307

This conveyance is made subject to Restrictions of Record in Book 4793, page 157, Book 4849 pg 767, book 5020, page 58, book 5028, page 357, book 6017, page 179, Registers office for Davidson County, Tennessee.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 6 day of March, 2023

Karen Wright

Karen Wright

State of Maine)
County of Cumberland

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Karen Wright,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6 day of March, 2023.

Notary Public Donna M. Cach

My Commission expires: 3-25-2023

DONNA M. CACH
Notary Public-Maine
My Commission Expires
March 25, 2023

Paul Newton

State of Maine)
County of Cumberland

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Paul Newton,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public Donna M. Cach

My Commission expires: 3-25-2023

DONNA M. CACH
Notary Public-Maine
My Commission Expires
March 25, 2023

Certificate of Authenticity

I, Elizabeth Yerger, 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 **March 6, 2023**.

Affiant Signature

March 8, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

8th day of **March**, 20**23**.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 09/02/2024