Karen Johnson Davidson County
Batch# 998901 DEEDWARR
05/02/2023 03:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,923.63
20230502-0032615

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

ADDRESS NEW OWNER:
Ashton Nawas and Jake Nawas
2415 McGinnis Drive
Nashville, TN 37216

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Legacy Home Loans LLC
dba Steadfast Mortgage
1036 Stearman Drive, Suite 6
White House, TN 37188

MAP/PARCEL
#07309005500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Engauge Properties, LLC, a Tennessee limited liability company, William D. Carver, Jr. and wife, Daysha Carver,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Ashton Nawas and Jake Nawas, wife and husband**, hereinafter called the "GRANTEES", 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. 62, Gibson Heights**, according to survey and plat of same appearing in Book 1835, page 133, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to Engauge Properties, LLC, a Tennessee limited liability company, and William D. Carver Jr. and wife, Daysha Carver, by Warranty Deed dated September 15, 2022, from Alicia B. Coffindaffer, of record in Instrument No. 20220916-0103713, 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 2023 and subsequent years.

This is **improved** property known as **2415 McGinnis Drive, Nashville, Tennessee 37216.**

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, GRANTOR does covenants with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 **1st** day of **May, 2023**.

Engauge Properties, LLC
a Tennessee limited liability company

by: _____
Christoper Gauger, Managing Member

_____
William D. Carver, Jr.

_____
Daysha Carver

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 the 28th day of April, 2023

_____
NOTARY PUBLIC

SUSAN G. COX STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

My commission expires: July 1, 2025

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned Notary Public in and for said County and State, **William D. Carver, Jr. and wife, Daysha Carver**, the bargainors, 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 within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 28th day of April, 2023.

_____
Susan G. Cox
NOTARY PUBLIC

SUSAN G. COX STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

My Commission Expires: July 1, 2025

STATE TN
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $519,900.00.

_____
AFFIANT

Subscribed and sworn to before me on this 1st day of May, 2023.

_____
NOTARY PUBLIC

KADEN ROACH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

My Commission Expires: 07-06-26

File No. 23037288

True Copy Certification

I, **Pam Autry,** 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 this the 1st day of May, 2023.

28 April

Affiant Signature
Date 05/01/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 1st day of May, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-10-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON