Karen Johnson Davidson County
Batch# 1001387 DEEDWARR
05/09/2023 12:51:30 PM 3 pgs
Fees: $18.00 Taxes: $2,923.00
20230509-0034541

WARRANTY DEED

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/01/2025
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $790,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES: 3/11/2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P23-5997-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Thomas F. Gildemeister and Shelby J. Maxwell	NEW OWNER	104-10-0-266.00
(NAME)	(NAME)	
2105 32nd Ave S		
(ADDRESS)	(ADDRESS)	
Nashville TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Seven Hundred Ninety Thousand And No/100 Dollars ($790,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ANDREW F. DAUGHETY AND JENNIFER F. REINGANUM, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THOMAS F. GILDEMEISTER, AN UNMARRIED MAN, AND SHELBY J. MAXWELL, AN UNMARRIED WOMAN**, 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 Lot No. 5B on the Zone Lot Division of the First Revision of Westview of record in Book 6250, Page 69, Register's Office for Davidson County, Tennessee and being the Southerly unit of Lot No. 5 on the Plan of the First Revision of Westview of record in Plat Book 5800, page 393, Register's Office for Davidson County, Tennessee and more particularly described as follows:

Fronting 99.27 feet on the Westerly side of 32nd Avenue South and running back between a broken line on the Southerly side measuring 142.66 feet and along a line on the Northerly side measuring 148.18 feet to a point in the rear of said lot.

Being the same property conveyed to Andrew F. Daughety and Jennifer F. Reinganum, husband and wife by Warranty deed from The John McElwee Revocable Living Trust of record in Instrument No. 20051104-0133959 Register's Office for Davidson County, Tennessee, dated November 02, 2005 and recorded on November 04, 2005.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2105 32nd Ave S, Nashville, TN 37212
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 _____ day of May, 2023.

Andrew Frank Daughety
Andrew F. Daughety

Jennifer Freidel Reinganum
Jennifer F. Reinganum

STATE OF Virginia
COUNTY OF Prince William

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Andrew F. Daughety and Jennifer F. Reinganum**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 5th day of May, 2023.

My Commission Expires: 09/30/2024

Lucious Morris White Jr.
Notary Public

COMMONWEALTH OF VIRGINIA · ELECTRONIC NOTARY PUBLIC · N

Lucious Morris White Jr.
REGISTRATION NUMBER
7895446
COMMISSION EXPIRES
September 30, 2024

Notarized online using audio-video communication

202305090034541

True Copy of Certification

I, Luke Kellum, 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 is a true and correct copy of the original document executed and authenticated according to law on May 5, 2023.

Signature

Date: 5/5/23

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn and subscribed before me this the 5th day of May, 2023.

Notary Public

My commission Expires: 5-9-26

SEAL

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON