Karen Johnson Davidson County
Batch# 1002369 DEEDWARR
05/11/2023 01:36:30 PM 4 pgs
Fees: $23.00 Taxes: $6,845.00
20230511-0035268

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230344019**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,850,000.00. Claire H. Jordan Affiant Subscribed and sworn to before me, this 4th day of May, 2023. Eileen K. Hopkins Notary Public My Commission Expires:

EILEEN K. HOPKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2026

WARRANTY DEED

Address New Owner: Jeremy Garner and Sara Morris Garner 108 Haverford Drive Nashville TN 37205	Send Tax Bills To: ~~New Owner~~ Navy Federal Credit Union 820 Follin Lane Vienna, VA 22180	Tax Information: Tax Parcel ID No. 116 13 0 021.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Barry J. Siegel, Co-Trustee of The Robert J. Gaudio 2020 Trust For The Benefit Of Shannon Robert Gaudio u/a/d August, 10, 2020** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeremy Garner and Sara Morris Garner, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot No. 3 on the Plan of West Meade Farms, Section 3, of record in Plat Book 1835, Page 4, in the Register's Office of Davidson County, Tennessee. Said Lot No. 3 fronts 95 feet on the Northerly side of Haverford Drive and runs back between parallel lines 168 feet to dead line.

Being the same property conveyed to Robert J. Gaudio, by Warranty Deed from J. Alan Whorton and wife, Lesha S. Whorton, of record in Instrument No. 20180402-0030387, in the Register's Office of Davidson County, Tennessee, dated March 30, 2020 and recorded on April 02, 2018.

Being the same property conveyed to Barry J. Siegel and Shannon Robert Gaudio, co-trustees of The Robert J. Gaudio 2020 Trust for the Benefit of Shannon Robert Gaudio, by Warranty Deed from Robert J. Gaudio, of record in Instrument No. 20200813-0090916, in the Register's Office of Davidson County, Tennessee, dated August 11, 2020 and recorded on August 13, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of West Meade Farms, Section 3, as recorded in Plat Book 1835, Page(s) 4.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1851, Page 258.

This is improved property located at 108 Haverford Drive Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 4th day of May, 2023.

The Robert J. Gaudio 2020 Trust For The Benefit Of Shannon Robert Gaudio u/a/d August, 10, 2020

Barry J. Siegel, Co-Trustee

By: Barry J. Siegel, Co-Trustee

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Barry J. Siegel, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Co-Trustee of The Robert J. Gaudio 2020 Trust for the Benefit of Shannon Robert Gaudio the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 4th day of May, 2023.

See attached certificate

Notary Public

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

On May 4, 2023 (Date) before me, Erin Johnson, Notary Public (Here Insert Name and Title of the Officer)

personally appeared Barry J. Siegel (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

ERIN JOHNSON
Notary Public - California
Los Angeles County
Commission # 2297121
My Comm. Expires Aug 11, 2023

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Erin Johnson
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: May 4, 2023 Number of Pages: 2

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Barry J. Siegel	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☑ Trustee ☐ Guardian of Conservator	☐ Trustee ☐ Guardian of Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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Tennessee Certification of Electronic Document

I, George Mudter, 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 5/4/23 (date of document).

Affiant Signature

5/4/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4 day of May, 2023

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 10/2/23

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY