This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-20946-MF

Karen Johnson Davidson County
Batch# 1008214 DEEDWARR
05/26/2023 02:07:30 PM 6 pgs
Fees: $33.00 Taxes: $1,572.50
20230526-0040057

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $425,000.00.

Affiant

Subscribed and sworn to before me, this the 26th day of May, 2023.

Notary Public
My Commission Expires: 7/11/2024

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lauren Gates 335 Bonnavue Drive Nashville, TN 37076	New Owner Same as new owner	074 08 0 124.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Amanda Sagal, a married woman* and Mary C. Aspenson, an unmarried woman**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Lauren Gates, a single woman**, hereinafter called the Grantee, her 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. 721, on the Plan of Section Seven, Hermitage Hills, as of record in Book 3300, Pages 62 and 63, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Amanda Sagal, an unmarried woman and Mary Aspenson, an unmarried woman, as joint tenants with right of survivorship, by Warranty Deed from Jerry D. Belt and Magen M. Belt formerly known as Magen M. Gary, husband and wife, of record in Instrument No. 20190705-0065738, in the Register's Office of Davidson County, Tennessee, dated July 01, 2019 and recorded on July 05, 2019.

Caleb Andrew Gilbreath joins in the conveyance for the express purpose of relinquishing all his right, title and interest to said property, marital or otherwise

This Instrument executed on behalf of Caleb Andrew Gilbreath ("Principal") by Susan K. Sagal pursuant to the Power of Attorney of record in Instrument Number 20230525-0039652, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This Instrument executed on behalf of Mary C. Aspenson ("Principal") by Susan K. Sagal pursuant to the Power of Attorney of record in Instrument Number 20230525-0039653, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "B" to this instrument and incorporated herein by reference.

This is improved property located at: **335 Bonnavue Drive, Nashville, TN 37076**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 26th day of May, 2023.

GRANTORS:

Amanda Sagal

Amanda Sagal

Caleb Andrew Gilbreath by Susan K Sagal AIF

Caleb Andrew Gilbreath by Susan K. Sagal, his Attorney-In-Fact

Mary Aspenson by Susan K Sagal, AIF

Mary Aspenson by Susan K. Sagal, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Amanda Sagal, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of May, 2023.

MICHAEL FERRENCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Notary Public
My Commission expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Susan K. Sagal the within named bargainor, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Caleb Andrew Gilbreath ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 26th day of May, 2023.

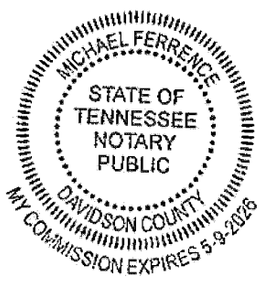
MICHAEL FERRENCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Notary Public
My Commission expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Susan K. Sagal the within named bargainor, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Mary Aspenson ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 26th day of May, 2023.



Notary Public
My Commission expires: _____

EXHIBIT "A"
TO Warranty Deed
From: Amanda Kellie Sagal, Caleb Andrew Gilbreath, and Mary C. Aspenson
To: Lauren Marie Gates

STATE OF TENNESSEE
COUNTY OF Davidson

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Susan K Sagal
Affiant

WITNESS my hand and seal at office this 26th day of May, 2023.

Notary Public
My Commission Expires: _____

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

EXHIBIT "B"
TO Warranty Deed
From: Amanda Kellie Sagal, Caleb Andrew Gilbreath, and Mary C. Aspenson
To: Lauren Marie Gates

STATE OF TENNESSEE
COUNTY OF Davidson

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Susan K Sagal
Affiant

WITNESS my hand and seal at office this 26th day of May, 2023.

Notary Public
My Commission Expires: _____

MICHAEL FERRENCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **May 26, 2023**.

Date

DHardwick

Affiant Signature

May 26, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **26th** day of **May**, 20**23**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026