This Instrument Prepared by and Return to
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $334,750 00

Affiant

Subscribed and sworn before me this the 13 day of July, 2023

Notary Public
My commission expires 9-21-26

MICHELLE MARTIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 1026275 DEEDWARR
07/14/2023 09 46 34 AM 2 pgs
Fees $13 00 Taxes $1,238 58

20230714-0053982

WARRANTY DEED

Address of New Owner	Send Tax Bill to	Tax Information
Colin Kagay	Luminate Home Loans, Inc	063-08-0 110 00
220 Hadleys Bend Blvd	2523 S Wayzata Blvd Ste 200	
Old Hickory, TN 37138	Minneapolis, MN 55405	

For and in consideration of the sum of ten and no/100 dollars ($10 00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CELESTA BARGATZE AND DEREK BARGATZE, WIFE AND HUSBAND, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CHELSIE KAGAY AND COLIN KAGAY WIFE AND HUSBAND, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows

Land in Davidson County, Tennessee, being Lot No 11 Block P, on the Plan of Hadley's Bend City of record in Plat Book 421, Page 120, in the Register's Office for Davidson County, Tennessee, and fronts fifty (50) feet on Hadley Bend Boulevard, and runs back between parallel lines two hundred twenty (220) feet

Being the same property conveyed to Celesta Bargatze and Derek Bargatze, wife and husband, by deed dated 12/15/2015, from Sherry Walters, a married woman, of record in Instrument No 2015222-0128864, Register's Office for said County

Subject to all Easements and Restrictions of record

THIS IS IMPROVED PROPERTY KNOWN AS 220 Hadleys Bend Blvd, Old Hickory, TN 37138

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, successors and/or assigns, forever Grantors covenant with Grantees that Grantors 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 Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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

DB

CB

Witness my hand this the 13th day of July, 2023

Celesta Bargatze

Derek Bargatze

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Celesta Bargatze and Derek Bargatze, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand and official seal this 13th day of July, 2023

My commission expires

9-7-26

Notary Public

