RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-15482-2023

Karen Johnson Davidson County
Batch# 1026517 DEEDWARR
07/14/2023 10:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20230714-0054074

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of JULY, 2023

NOTARY PUBLIC

My commission expires: 7/6/2026

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Derek & Dawn Mazurek 7529 Watervale Drive Nashville, TN 37221	**Same address as new owner**	126-16-0A-285-00

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED FORTY THOUSAND AND 00/100 Dollars ($540,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **CASEY GAU, MARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **DAWN M. MAZUREK AND DEREK M. MAZUREK, WIFE AND HUSBAND**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 354 on the Plan of Final Plat, Riverwalk, Phase 2A, Section 2, of record in Instrument #20031014-0151984, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Casey Gau, an unmarried man, from Brian P. Brewer, unmarried, by Warranty Deed dated January 5, 2015 and recorded January 8, 2015 in Instrument #20150108-0002137, said Register's Office.

Casey Gau having since married. This having never been the personal residence of the grantor at any time, Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This is ___unimproved __X_ improved property, known as: 7529 Watervale Drive, Nashville, TN 37221.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 10th day of July, 2023

GRANTOR(S)

Casey Gau

STATE OF Colorado
COUNTY OF Adams

Personally appeared before me, a Notary Public, Casey Gau, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 10th day of July, 2023

Notary Public

AUDREY GENT
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20214011355
MY COMMISSION EXPIRES MAR 22, 2025

Printed Notary Name

My commission expires: 3-22-2025

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Elizabeth Yerger, 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 **July 10, 2023**.

Affiant Signature

July 14, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

14th day of **July**, 20**23**.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

