Karen Johnson Davidson County
Batch# 1088764 DEEDWARR
01/05/2024 09:32:30 AM 3 pgs
Fees: $18.00 Taxes: $3,144.63
20240105-0001091

WARRANTY DEED

File No. DH-23-5796

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $849,900.00

Kristian Book
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of January, 2024

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: 3-3-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emily Mechling and Michael Mechling	CADENCE BANK MORTGAGE	
(NAME)	(NAME)	
1011 Sharpe Avenue	2798 WEST JACKSON ST BLDG C 2ND FLR	083-01-0-111.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	TUPELO, MS 38801	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Bradley C. Gaffin, a married man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Emily Mechling and Michael Mechling, wife and husband**, HEREINAFTER CALLED THE GRANTEE, 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. 39 on the plan of Jones and Bradford's Subdivision as of record in Book 161, Page 142, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bradley C. Gaffin, an unmarried man by Warranty Deed from The Property Sisters LLC, a Tennessee limited liability company of record in Instrument No. 20210507-0061464 Register's Office for Davidson County, Tennessee, dated April 30, 2021 and recorded on May 07, 2021.

Laurel Gaffin joins in the execution of this Warranty Deed to release any and all marital interest herein.

This is property more commonly known as 1011 Sharpe Avenue, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 4th day of January, 2024.

Bradley C. Gaffin

Laurel Gaffin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of January, 2024, before me personally appeared Bradley C. Gaffin and Laurel Gaffin, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of January, 2024.

Notary Signature
My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **January 4, 2024** (date of document).

Affiant Signature

January 5, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 5th day of January, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25