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This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22517-DJ

Karen Johnson Davidson County
Batch # 1133451 DEEDWARR
05/10/2024 01:17:50 PM 2 pgs
Fees: $13.00 Taxes: $2,053.50
20240510-0034618

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, ~~for this transfer~~ is $555,000.00.

Affiant

LYDIA H WEAVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 7th day of May, 2024.

Notary Public
My Commission Expires: 7/6/26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kayla Gietzen and Phillip Gietzen 3917 Bryce Road Nashville, TN 37211	Pennymac Loan Services 3043 Townsgate Road, Ste 200 Westlake Village, CA 91361	172-15-0A-132.00

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(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Anthony Mgbodille and Amanda S. Mgbodille, husband and wife,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Phillip Gietzen and Kayla Gietzen, husband and wife**, hereinafter called the Grantee(s), 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. 127 on the Plan of Holt Woods, Section Nine of record in Plat Book 9700, Page 164, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Anthony Mgbodille and Amanda S. Mgbodille, husband and wife by Warranty Deed from Marjorie L. Brown, single, dated September 2, 2011, recorded September 7, 2011, of record in Instrument No. 20110907-0069035; as corrected in Instrument No. 20111206-0094995, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **3917 Bryce Road, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2024 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 7th day of May, 2024

GRANTOR:

Anthony Mgbodille

Amanda S. Mgbodille

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

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

WITNESS my hand and seal at office this 7th day of May, 2024.

Notary Public
My Commission expires: 5-9-2026

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