Warranty Deed

Karen Johnson Davidson County Batch# 1136420 DEEDWARR 05/17/2024 02:47:30 PM 3 pgs Fees: $18.00 Taxes: $3,348.50 20240517-0036900	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is ~~$905,000.00~~ Affiant Subscribed and sworn to before me, this the 15th day of May, 2024. Notary Public My commission expires:

ALEXIS CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMM. EXP. APRIL 23, 2025

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers
Charles Smith and Madeline Rogers	American Pacific Mortgage Corp. and/or Warehouse Lenders	072-04-0-007.00
1405 Jakes Avenue	3000 Lava Ridge Court #200	
Nashville, TN 37216	Roseville, CA 95661	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ANTHONY DALTON GREGORY AND JULIA BRAY GREGORY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES SMITH AND MADELINE ROGERS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, being part of Lot No. 2 on the Plan of a Subdivision of Lots Nos. 5 and 6 of the East Nashville Golf Club Subdivision of record in Book 547, page 6, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the Northeasterly margin of Jakes Avenue 100.0 feet Northwesterly from the intersection of Jakes Avenue and Golf Club Road, said point being the corner of Lots Nos. 2 and 1 on said plan; thence with the margin of Jakes Avenue, Northwesterly 100.0 feet to the corner of Lots Nos. 2 and 3 on said plan; thence Northeasterly 273 1/4 feet, more or less, to a point in the center of a row of trees, which point is 5.0 feet Southeasterly from the Northwesterly line of said Lot No. 2 where it crosses said row of trees; thence with the center of said row of trees Southeasterly 95.0 feet to the Northwesterly line of Lot No. 1 on said plan; thence with said line of Lot No. 1 Southwesterly 278.7 feet to the point of beginning.

Being the same property conveyed to Michael Baker and Margaret Baker, husband and wife by Warranty Deed from Michael A. Wilkey and wife, Ricki Ann Wilkey of record in Instrument No. 20201104-0128910 Register's Office for Davidson County, Tennessee, dated October 29, 2020 and recorded on November 04, 2020.

Being the same property conveyed to Anthony Dalton Gregory and Julia Bray Gregory, husband and wife by Warranty Deed from Michael Baker and Margaret Baker of record in Instrument No. 20230925-0075219 Register's Office for Davidson County, Tennessee, dated September 22, 2023 and recorded on September 25, 2023.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1405 Jakes Avenue, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of May, 2024.

Anthony Dalton Gregory

Julia Bray Gregory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Anthony Dalton Gregory and Julia Bray Gregory, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of May, 2024.

Notary Public

My Commission Expires:

3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

True Copy Certification

I, **Tonya Cherry,** 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 this the 15 day of May, 2024.

Affiant Signature

Date 5-15-24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 15 day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027