Brian Arell
NOTARY PUBLIC
Henderson County
North Carolina
My Commission Expires 09/22/2025

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1138530 DEEDWARR
05/23/2024 08:49:30 AM 3 pgs
Fees: $18.00 Taxes: $2,849.00
20240523-0038363

File No. EM-24-6588

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $770,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of May, 2024

Notary Public

MY COMMISSION EXPIRES: 09/22/25

(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
Natalie Suzanne DeMars, Nicole Claude DeMars, David DeMars, and Kerri DeMars	Legacy Home Loans, LLC DBA Steadfast Mortgage	
(NAME) 5605B Pennsylvania Avenue	(NAME) 1036 Stearman Drive Ste. 6	091-06-0-451.00
(ADDRESS) Nashville, TN 37209	(ADDRESS) White House, TN 37188	
(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, **Courtney Gamburg and Michelle Peter, married to eachother**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Natalie Suzanne DeMars, an unmarried woman, Nicole Claude DeMars, an unmarried woman, David DeMars and Kerri DeMars, husband and wife, as joint tenants with right of survivorship**, 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. 1512 of Block 37 on the Plan of Plan No. 2 of West Nashville of record in Plat Book 57, Page 172, 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 Courtney Gamburg, unmarried by Warranty Deed from Adam C. Ting and Emily G. Ting, husband and wife of record in Instrument No. 20200914-0104565 Register's Office for Davidson County, Tennessee, dated September 10, 2020 and recorded on September 14, 2020.

This is property more commonly known as 5605B Pennsylvania Avenue, Nashville, TN 37209.

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 20 day of May, 2024.

Courtney Gamburg

Michelle Peter

STATE OF North Carolina
COUNTY OF Henderson

On this 20th day of May, 2024, before me personally appeared Courtney Gamburg and Michelle Peter, 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 20th day of May, 2024.

Notary Signature
My commission expires: 09/22/25

Brian Arell
NOTARY PUBLIC
Henderson County
North Carolina
My Commission Expires 09/22/2025

True Copy Certification

I, **Pam Autry,** 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 20 day of May, 2024.

Affiant Signature

Date 5/22/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 22 day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028