THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** Karen Johnson Davidson County Batch # 1141483 DEEDWARR 06/03/2024 10:06:39 AM 2 pgs Fees: $13.00 Taxes: $1,875.90 20240603-0040889	STATE OF Tennessee) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $507,000.00 Affiant Subscribed and sworn to before me, this 31 day of MAY, 2024. Notary Public My Commission Expires: SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner: Kelsey Gagen 2130 Notchleaf Rd. Antioch, TN 37013	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 182 15 0B 015.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRANDON GENTRY AND SPOUSE, SARA GENTRY**, (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **KELSEY GAGEN, UNMARRIED** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 15, on the plan of Final Plat Clover Glen, Phase 1A, as shown on plat of record in Instrument 20180618-0058128, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to BRANDON GENTRY AND SPOUSE, SARA GENTRY, by deed from MERITAGE HOMES OF TENNESSEE, INC., AN ARIZONA CORPORATION, of record in Instrument No. 20191030-0111634, dated October 24, 2019, said Register's Office.

This is improved property commonly known as: **2130 Notchleaf Rd. Antioch, TN 37013**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 30th day of May, 2024.

Brandon Gentry

Sara Gentry

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BRANDON GENTRY AND SARA GENTRY,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30th day of May 2024.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____