Karen Johnson Davidson County
Batch# 1143143 DEEDWARR
06/04/2024 02:23:30 PM 6 pgs
Fees: $33.00 Taxes: $5,994.00
20240604-0041762

THIS INSTRUMENT PREPARED BY: Jack Robinson, Jr. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TN 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,620,000.00. _____ **Affiant** Subscribed and sworn to before me, this 3 day of June, 2024. _____ Notary Public My Commission Expires: 7/9/24

TORI COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner As Follows:
Elizabeth Gay MacGaw and
Scott Merritt MacGaw
618 Royal Oaks Place
Nashville, TN 37205

Send Tax Bills To:
New Owner

Map-Parcel Number:
130-03-0-060.00

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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DEBORAH FAY FREUDENTHAL, JUDY ELLEN FREUDENTHAL AND NANCY RUTH FREUDENTHAL, BOTH INDIVIDUALLY AND AS CO-TRUSTEES OF THE TESTAMENTARY TRUST ESTABLISHED UNDER THE LAST WILL AND TESTAMENT OF THERESA M. FREUDENTHAL, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ELIZABETH MACGAW AND SCOTT MACGAW, WIFE AND

HUSBAND, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 5 and the northerly 50 feet of Lot No. 7, as shown on the plan entitled Resubdivision of Royal Oaks, Section "A", of record in Book 1424, page 55, Register's Office for Davidson County, Tennessee, and being more particulary described as follows:
>
> Said Lot No. 5 and part of Lot No. 7 adjoin and front together 150 feet on the westerly side of Royal Oaks Place and run back between parallel lines 255 feet to a dead line.
>
> Being the same property conveyed to Curt Freudenthal and wife, Theresa Freudenthal, by deed from Royal Oaks Land Company, of record in Book 2011, page 97, dated June 18, 1951, said Register's Office.
>
> Curt Freudenthal died on or about January 19, 1985, leaving Theresa Freudenthal as the surviving tenant by the entirety.
>
> Theresa Freudenthal, also known as Theresa M. Freudenthal, also known as Theresa Moses Freudenthal Lapidus, died testate on or about January 14, 2024, devising said property to Deborah Fay Freudenthal, Judy Ellen Freudenthal and Nancy Ruth Freudenthal, as Co-Trustees of the Testamentary Trust established under the Last Will and Testament of Theresa M. Freudenthal. The Last Will and Testament of Theresa Freudenthal was admitted to Probate in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Case No. 24P411. The said Nancy Ruth Freudenthal is now known as Nancy Morris.

This conveyance is made subject to:

1. Taxes for the year 2024 and subsequent years. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 1424, page 55, said Register's Office.

3. Sanitary Sewer Easement of record in Book 5787, page 306, said Register's Office.

This is improved property known as 619 Royal Oaks Place, Nashville, TN 37205.

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 Grantors covenant with the said Grantees that they 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 Grantors further covenant and bind themselves, their 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.

{Signature Pages to Follow}

WITNESS my hand this 4th day of June, 2024.

Deborah Fay Freudenthal, Co-Trustee

Deborah Fay Freudenthal, Individually and as Co-Trustee of the Testamentary Trust established under the Last Will and Testament of Theresa M. Freudenthal

STATE OF Georgia
COUNTY OF Cherokee)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Deborah Fay Freudenthal, Individually and as Co-Trustee of the Testamentary Trust established under the Last Will and Testament of Theresa M. Freudenthal,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of June, 2024.

Notary Public

My Commission Expires: 7/26/2026

P JORDAN NOTARY PUBLIC CHEROKEE COUNTY, GA MY COMMISSION EXPIRES JULY 26 2026

WITNESS my hand this 4th day of June, 2024.

Judy Ellen Freudenthal, Individually and as Co-Trustee of the Testamentary Trust established under the Last Will and Testament of Theresa M. Freudenthal

STATE OF Tennessee)
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Judy Ellen Freudenthal, Individually and as Co-Trustee of the Testamentary Trust established under the Last Will and Testament of Theresa M. Freudenthal**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of June, 2024.

Notary Public

My Commission Expires: 5/19/2025

SHARON F MULLER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 19, 2025

WITNESS my hand this 4th day of June, 2024.

Nancy Morris, formerly known as Nancy Ruth Freudenthal, Individually and as Co-Trustee of the Testamentary Trust established under the Last Will and Testament of Theresa M. Freudenthal

STATE OF Florida)
COUNTY OF Lake)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Nancy Morris, formerly known as Nancy Ruth Freudenthal, Individually and as Co-Trustee of the Testamentary Trust established under the Last Will and Testament of Theresa M. Freudenthal,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3 day of June, 2024.

Notary Public

My Commission Expires: 01/22/27

KYLEE JORDAN ANNRAIA ROLEN
MY COMMISSION # HH 352088
EXPIRES: January 22, 2027

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **June 3, 2024**.

Affiant Signature

06/04/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **June 4, 2024**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

