PREPARED BY (AND RETURN TO):
Ivey Title, LLC
104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson
Batch # 1145204
06/10/2024 02:16:28 PM
Fees: $13.00 Taxes: $7,696.00
Davidson County
DEEDWARR
2 pgs
20240610-0043334

Christy Wilkins Ivey
Margaret H. Taylor

Ivey Title, LLC Ref: (DW) Title No.: 63653
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Diane Louise Sprow, Trustee of the Diane Sprow Lance Trust 1807 Ashwood Avenue Nashville, TN 37212	NEW OWNER

TAX MAP PARCEL NUMBERS: 10416012200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$2,080,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Matthew Thomas Gabriel, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Diane Louise Sprow, Trustee of the Diane Sprow Lance Trust,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the easterly part of Lot No. 75, all of Lot No. 142 and the westerly 5.3 feet of Lot No. 143 on the Revised Plan of George W. Blair's Subdivision of Belmont Heights, as of record in Book 332, page 117, Register's Office for said County, described together as follows:

Beginning on the southerly margin of Ashwood Avenue at a point 315.7 feet West of the westerly margin of 18th Avenue South, said point being 5.3 feet East of the corner of Lots Nos. 142 and 143; thence southwardly and parallel with the line between Lots 142 and 143, 175 feet to the northerly margin of an alley; thence with said alley westwardly 88.3 feet, more or less, to the West side of a stone wall at the Southeast corner of the J.P. Regan Lot; thence northwardly with said stone wall and with the easterly line of said Regan property 175 feet to the southerly margin of Ashwood Avenue; thence with said Avenue eastwardly 88.8 feet to the beginning.

Being the same property conveyed to Matthew Thomas Gabriel, by Warranty Deed from John P. Fayard and wife, Katie H. Fayard, dated August 18, 2022 and recorded on August 19, 2022, of record in Instrument No. 20220819-0094118, Register's Office for Davidson County, Tennessee. By Quitclaim Deed To Convey Marital Interest, dated June 10, 2024 and recorded on June 10, 2024, of record in Instrument No. 20240610 0043333, Register's Office for Davidson County, Tennessee, Sarah Brooks Gabriel conveyed her interest to Matthew Thomas Gabriel, pursuant to a Final Decree of Divorce of record in the Fourth Circuit Court for Davidson County Tennessee, Docket No. 22D-1052.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2024, and subsequent years; All Matters shown on the Plan of record in Book 332, page 117, said Register's Office.

This is improved property, known as 1807 Ashwood Avenue, Nashville, TN 37212

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 6th day of June, 2024.

Matthew Thomas Gabriel

State of Tennessee

County of Davidson

On this 6th day of June, 2024, before me the undersigned authority, personally appeared Matthew Thomas Gabriel, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $2,080,000.00.

Affiant

Sworn and subscribed before me this 6th day of June, 2024.

My Commission Expires: _____

Notary

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024