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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter, Patterson & Cox PLLC**<br>**3811 Bedford Avenue**<br>**Suite 205**<br>**Nashville, Tennessee 37215** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater for this transfer is: $1,100,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me this 20th day of June, 2024.<br><br>Notary Public<br><br>My Commission Expires: 5-9-26 |
| **Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 38250-06-2024** | |

TRACEY PERRY NOTARY PUBLIC TENNESSEE COUNTY OF DAVIDSON

Karen Johnson
Batch # 1149628
06/21/2024 09:29:11 AM
Fees: $18.00 Taxes: $4,070.00
Davidson County
DEEDWARR
3 pgs
20240621-0046632

# WARRANTY DEED

| **Address New Owner:** | **Send Tax Bills To:** | **Tax Information:** |
|---|---|---|
| William Franklin Gaglione,<br>Teresa Carroll Gaglione<br>5932 Post Road<br>Nashville, TN 37205 | Regions Bank d/b/a Regions Mortgage<br>2050 Parkway Office Circle<br>Birmingham, AL 35244 | Map and Parcel No.:<br>11609004200 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mary Elizabeth Ramsey, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William Franklin Gaglione and Teresa Carroll Gaglione, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5932 Post Road, Nashville, TN 37205.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that she is 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 20th day of June, 2024.

Mary Elizabeth Ramsey by Robert Chaffin Ramsey, atty. in fact

Mary Elizabeth Ramsey by Robert Chaffin Ramsey,
her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert Chaffin Ramsey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Mary Elizabeth Ramsey, and he is authorized by Mary Elizabeth Ramsey to execute this instrument on her behalf.

Witness my hand, at office, this 20th day of June, 2024.

Notary Public

My Commission Expires:

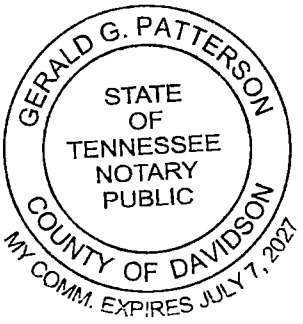


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 377 on the Plan of Hillwood Estates, Section XV, as of record in Book 2900, Page 117, Register's Office for said County, desccribed as follows:

BEGINNING on the westerly margin of Post Road at the corner of Lots Nos. 376 and 377; thence with the line between said two lots westwardly 222.4 feet; thence south 24 degrees 19' west 215 feet to the northerly margin of Gaylock Drive; thence with same eastwardly 197.4 feet to the beginning of a curve; thence around said curve with a radius of 25 feet northeastwardly 39.3 feet to the westerly margin of said Post Road; thence with same northwardly 190 feet to the beginning.

Being the same property conveyed to John A. Ramsey, Jr. and wife, Mary Elizabeth Ramsey by deed dated July 11, 1962 from John Ramsey and R. H. Daugherty of record in Book 3404, Page 257, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated April 18, 1984 of record in Book 6273, Page 605, Register's Office for Davidson County, Tennessee, John A. Ramsey, Jr. conveyed his interest in subject property to Mary Elizabeth Ramsey.

This conveyance is made subject to:

1. 2024 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 2900, Page 117, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants contained in an instrument of record in Book 3217, Page 487, Register's Office for Davidson County, Tennessee.