PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H. Taylor

Karen Johnson Davidson County
Batch# 1170342 DEEDWARR
08/15/2024 02:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20240815-0062581

Ivey Title, LLC Ref: (DL) Title No.: 63770
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Gabriel Isaias Frydman Graciela Monica Brandenburg 615 Barlin Drive Nashville, TN 37221	**New Owner**

TAX MAP PARCEL NUMBERS: 142100B08300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$345,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Megan D. Sullivan, now known as Megan D. Sullivan Waggoner, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Gabriel Isaias Frydman and Graciela Monica Brandenburg, husband and wife,** 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 Lot No. 83 on the Plan of Belle Pointe, Phase II, of record in Book 6250, page 797, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Megan D. Sullivan by Warranty Deed from Patricia P. Roberts, dated October 26, 2001 and recorded on November 14, 2001, of record in Inst. No. 20011114-0125102, Register's Office for Davidson County, Tennessee. The said Megan D. Sullivan is now known as Megan D. Sullivan Waggoner.

Franklin Lee Waggoner, spouse of Megan D. Sullivan Waggoner, joins in this conveyance, solely to convey any and all marital interest he may have in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2024, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6250, page 797, said Register's Office, which Plan shows minimum building setback lines and easements, to which Plan reference is hereby made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Book 6689, page 772, Book 6702, page 409, Book 6770, page 814, Book 6774, page 774, Book 6862, page 292, Book 7409, page 224, Book 7851, page 215, Book 9319, page 443, Inst. No. 20020130-0013252, Inst. No. 20051027-0130021, Inst. No. 20141202-0110210, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Charter of Belle Pointe Homeowners Association of record in Book 6762, page 261, and Book 8016, page 858, said Register's Office.

This is improved property, known as 615 Barlin Drive, Nashville, TN 37221

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 15th day of August, 2024.

Megan D. Sullivan Waggoner

Franklin Lee Waggoner

State of Tennessee

County of Davidson

On this 15th day of August, 2024, before me the undersigned authority, personally appeared Megan D. Sullivan Waggoner, and Franklin Lee Waggoner, 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.

Notary

My Commission Expires: _____

MARGARET H. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

State of Tennessee

County of ~~Davidson~~ Williamson

NAA

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $345,000.00.

Affiant

Sworn and subscribed before me this 15th day of August, 2024.

Notary

NATHAN A. ABELT
TENNESSEE NOTARY PUBLIC
My Comm Exp. NOVEMBER 6, 2024
COUNTY OF DAVIDSON

My Commission Expires: 11/6/24

Certificate of Authenticity

I, Kinkra Spann, 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 08/15/2024.

Date

Affiant Signature

08/15/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15th day of August, 20 24.

Notary's Signature

My Commission Expires: Feb 23, 25

Date

Notary's Seal (if on paper)

A. VOGLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY