Karen Johnson Davidson County
Batch# 1182442 DEEDWARR
09/17/2024 11:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,664.63
20240917-0071907

This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title and Escrow Co., LLC
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
Seth Stephen Harrison et al
1955 Dahlia Dr
Nashville TN 37210

SEND TAX BILL TO:
new owner

MORTGAGEE:
Movement Mortgage, LLC
8024 Calvin Hall Road
Indian Land, SC 29707

Map/Parcel
#095-05-0-048.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Engauge Properties, LLC, a Tennessee limited liability company, and Lucinda Gay Sprague, married,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Seth Harrison and Jacob Layne, a married couple**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being **Lot No. 13** on the **Plan of Creekside Heights**, of record in Plat Book 2633, pages 114-115, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Engauge Properties, LLC by Warranty Deed dated September 12, 2023, from PZR Partners, LLC, of record in Instrument No. 20230915-0072545, Register's Office for Davidson County, Tennessee. The said Engauge Properties, LLC, a Tennessee limited liability company, then conveyed is interest in the property to Engauge Properties, LLC, a Tennessee Limited Liability Company, and Lucinda Gay Sprague, by Quitclaim deed dated October 10, 2023, of record in Instrument No. 20231012-0080136, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2024 and subsequent years.

This is **improved** property known as **1955 Dahlia Drive, Nashville, Tennessee 37210.**

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, GRANTOR does covenants with the said GRANTEES that he is lawfully seized 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; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Kent Sprague, the husband of Lucinda Gay Sprague, joins in this instrument for the purpose of conveying any and all rights he may have in and to said property, marital or otherwise, to the GRANTEES.

Kent Sprague, the husband of Lucinda Gay Sprague, joins in this instrument for the purpose of conveying any and all rights he may have in and to said property, marital or otherwise, to the GRANTEES.

WITNESS OUR HANDS, this the **13th** day of **September, 2024**.

Engauge Properties, LLC,
a Tennessee limited liability company

By: _____
Christopher Gauger, Managing Member

_____
Lucinda Gay Sprague

_____
Kent Sprague

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Christopher Gauger**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Managing Member of **Engauge Properties LLC, a Tennessee limited liability company**, the within named bargainor, and he as such Managing Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as such Managing Member.

WITNESS my hand and official seal this 13th day of September, 2024.

_____
Lisa D. Turner
NOTARY PUBLIC

My Commission Expires: 12/18/2027

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Lucinda Gay Sprague and Kent Sprague**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 13th day of September, 2024.

_____
Lisa D. Turner
NOTARY PUBLIC

My Commission Expires: 12/18/2027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual value or consideration, whichever is greater, for this transfer is $449,900.00.

_____
AFFIANT

Subscribed and sworn to before me on this 13th day of September, 2024.

_____
NOTARY PUBLIC

My Commission Expires: 6-3-28

File No. 24077779

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 13th day of September, 2024.

K. Thomas Sidwell
Date: 9/13/24

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 13th day of September, 2024.

Kimberly D Hicks
Notary Public
My Commission Expires: 1-21-26

