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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240848705** Karen Johnson Batch # 1187314 09/27/2024 02:45:13 PM Fees: $13.00 Taxes: $2,371.70 20240927-0075191 Davidson County DEEDWARR 2 pgs	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $641,000.00. Affiant Subscribed and sworn to before me, this 25th day of September, 2024. Notary Public My Commission Expires: 3/10/27 ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Jacob Gear 1209 5th Street North Nashville TN 37207	Send Tax Bills To: Legends Bank 310 N First Street Clarksville, TN 37040	Tax Information: Tax Parcel ID No. 071-16-0-192.00

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, **Rachel Thames and Weston Cargen, wife and husband** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Jacob Gear, a married man**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 94 and 95, as shown on the map entitled Oakwood Park, of record in Plat Book 421, page 12, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description. Said Lot Nos. 94 and 95 adjoin and front together 60 feet on the Easterly side of North Fifth Street and Extend back between parallel lines 165 feet to an alley.

Being the same property conveyed to RACHEL THAMES AND WESTON CARGEN, WIFE AND HUSBAND, by deed from MATTHEW SULLIVAN AND TAYLOR M. SULLIVAN, HUSBAND AND WIFE, of record in Instrument No. 20201015-0119853, dated October 14, 2020, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 071-16-0-192.00.

Matters shown on the Plan of record in Plat Book 421, page 12, said Register's Office.

This is improved property located at 1209 5th Street North Nashville TN 37207

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

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 25th day of September, 2024.

Rachel Thames

Weston Cargen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rachel Thames and Weston Cargen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of September, 2024.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

My Commission Expires: _____