WARRANTY DEED

Karen Johnson Davidson County
Batch# 1189754 DEEDWARR
10/04/2024 08:07:30 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20241004-0077006

File #24-TC-0756-PILK

(SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF October, 2024.

Notary Public
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Reginald Scott Gaddis, Jr. and Julie Ann Gaddis	**Legacy Home Loans, LLC DBA Steadfast Mortgage**	
(NAME)	(NAME)	**105-10-0-213**
756 Roycroft Place	**408 Highway 76**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	**White House, TN 37188**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

CYNTHIA L. MOYNIHAN, AN UNMARRIED WOMAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

REGINALD SCOTT GADDIS, JR. AND JULIE ANN GADDIS, HUSBAND AND WIFE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 34, on the Plan of S. C. CALDWELL'S ROYCROFT ADDITION, of record in Plat Book 332, Page 37, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Cynthia L. Moynihan, by Quitclaim Deed from Gail J. Kopcsak, of record in Instrument No. 20230217-0011610, in the Register's Office of Davidson County, Tennessee, dated February 09, 2023 and recorded on February 17, 2023.

Being the same property conveyed to Dyke Tatum, Trustee, by Quitclaim Deed from Cynthia L. Hayes, Unmarried and Re-conveyance to Cynthia L. Hayes, Unmarried and Gail J. Kopcsak, Unmarried as Joint Tenants with the Right of Survivorship, of record in Book 9471, Page 907, in the Register's Office of Davidson County, Tennessee, dated September 07, 1994 and recorded on September 22, 1994.

Being the same property conveyed to Cynthia L. Hayes, Unmarried, by Quitclaim Deed from Gail Kopcsak, Unmarried, of record in Book 9212, Page 263, in the Register's Office of Davidson County, Tennessee, dated December 27, 1993 and recorded on January 06, 1994.

Being the same property conveyed to Cynthia L. Kopcsak, unmarried and Gail Kopcsak, unmarried, as joint tenants with rights of survivorship, by Quitclaim Deed from Cynthia L. Kopcsak, of record in Book 7352, Page 191, in the Register's Office of Davidson County, Tennessee, dated September 14, 1987 and recorded on September 15, 1987.

Being the same property conveyed to Cynthia L. Kopcsak, unmarried, by Quitclaim Deed from Gail Kopcsak, unmarried, of record in Book 7287, Page 994, in the Register's Office of Davidson County, Tennessee, dated June 24, 1987 and recorded on July 06, 1987.

Being the same property conveyed to Gail Kopcsak and Cynthia Kopcsak, as joint tenants, with rights of survivorship, by Warranty Deed from Darius L. Thieme, unmarried, of record in Book 6924, Page 353, in the Register's Office of Davidson County, Tennessee, dated July 21, 1986 and recorded on July 22, 1986.

This conveyance is subject to:

* Property Taxes for the year 2024 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of S. C. CALDWELL'S ROYCROFT ADDITION, as recorded in Plat Book 332, Page(s) 37.
* Covenants, Conditions and Restrictions as set forth in Deed of Restrictions recorded in Book 372, Page 9; Book 581, Page 163.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **756 Roycroft Place, Nashville, TN 37203**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 2nd day of October, 2024.

Cynthia L. Moynihan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of October, 2024, before me personally appeared Cynthia L. Moynihan, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of October, 2024.

Notary Signature
My commission expires:



True Copy Certification

I, **Tammy Carney,** 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 this the 2nd day of October, 2024.

Affiant Signature

Date 10-2-24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 2 day of October, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027