Karen Johnson
Batch # 1206802
11/20/2024 08:14:55 AM
Fees: $13.00 Taxes: $1,110.00
Davidson County
DEEDWARR
2 pgs
20241120-0089985

WARRANTY DEED

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$300,000.00**

Affiant

Subscribed and sworn to before me, this the 15th day of November, 2024.

Notary Public

My commission expires: 11-3-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Lauren Gaughan **Theresa Gaughan** **Ryan Gaughan**	CMG Home Loans	**Map 030-00-0 Parcel 211-00**
4785 Whites Creek Pike	3160 Crow Canyon Rd #400	
Whites Creek, TN 37189	San Ramon, CA 94583	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jason Brasel and Carolyn Brasel, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lauren Gaughan, an unmarried woman, and Theresa G. Gaughan and husband, Ryan Gaughan, as Joint Tenants with Right of Survivorship

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, described as follows to-wit: Described property in Davidson County, Tennessee, being land in the 14th Civil District of Whites Creek Pike and being the Northwest corner of Lot 1 on the Plat of Mamie Keathley Land in Plat Book 5800, Page 98, Register's Office for Davidson County, Tennessee; thence with North line of said Lot, North 52 degrees, 24 minutes, 51 seconds East, 196.83 feet to an iron pin; thence North 53 degrees, 33 minutes, 47 seconds East, 431.76 feet to an iron pin; thence North 52 degrees, 17 minutes, 50 seconds East, 70.93 feet to a point; thence South 35 degrees, 15 minutes, 00 seconds East, 130.00 feet to a point; thence South 53 degrees, 31 minutes, 15 seconds West, 699.35 feet to a point in the Easterly margin of Whites Creek Pike; thence with said margin North 33 degrees, 15 minutes, 00 seconds West 125 feet to the beginning.

Together with an Easement for sewer purposes of record in Book 7135, Page 825, re-recorded in Book 7163, Page 559, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jason Brasel and Carolyn Brasel, husband and wife, by Deed dated August 25, 2022, from Seth Walker Gordon, an unmarried man, of record in instrument No. 20220831-0098073, Register's Office of Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 5800, Page 98, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Easement Contract for sewer purposes of record in Book 7135, Page 825, Re-recorded in Book 7163, Page 559, Register's Office for Davidson County, Tennessee. 3) Taxes for the current year prorated and paid by the Grantor and the Grantee assumes any subsequent years not yet due and payable.

This is improved (__x__) Unimproved (____) property, known as **4785 Whites Creek Pike, Whites Creek, TN 37189**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-24-4785

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 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 GRANTEES, 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 **15th** day of **November, 2024.**

Jason Brasel

Carolyn Brasel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Jason Brasel and Carolyn Brasel,** the within named sellers, 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 and official seal at Nashville, Tennessee, this **15th** day of **November, 2024.**

Notary Public

My Commission Expires: 12/14/24

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY