Name and Address of New Owner:
Jonathan Ross Weinberger and Morgan Deann Ortagus
107 Abbottsford, Nashville TN 37215

Send Tax Bills To:
First Colony Mortgage Corp.
2100 W. Pleasant Grove Blvd. Suite 100,
Pleasant Grove, UT 84062

Karen Johnson Davidson County
Batch# 1206947 DEEDWARR
11/20/2024 10:25:30 AM 4 pgs
Fees: $23.00 Taxes: $8,325.00
20241120-0090273

This Instrument Prepared By:
Mason Lillie, LLC
3401 Mallory Lane, STE. 100
Franklin, TN 37067

Map & Parcel No: 117 13 0B 090.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Gregory A. Gilley and Terasa Gilley**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto, **Jonathan Ross Weinberger and Morgan Deann Ortagus, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 107, on the Plat of Phase One of Abbottsford, A Planned Unit Development, of record in Plat Book 6250, pages 419 through 421, as amended in Book 6771, page 683, and as corrected by Surveyor' s Certificate of Correction of record in Book 6800, page 164, Register' s Office for said County, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Gregory A. Gilley and Teresa Gilley, husband and wife, their successors, heirs and assigns by Deed dated April 13, 2021 from Randy Koch and Janis Edwards, tenants in common, recorded April 22, 2021, in Instrument Number 202104220053996, in the Official Records of Davidson County, Tennessee.

This is improved property located at 107 Abbottsford Nashville TN 37215

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of November, 2024.

_____(SEAL)
Terasa Gilley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15th day of November, 2024, before me personally appeared Terasa Gilley, 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 15th day of November, 2024.

_____
Notary Signature
My commission expires:

Karla K. Lilley
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMMISSION EXPIRES 10-05-2027

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of November, 2024.

_____(SEAL)
Gregory A. Gilley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15th day of November, 2024, before me personally appeared Gregory A. Gilley, 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 15th day of November, 2024.

Karla K. Lilley
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMMISSION EXPIRES 10-05-2027

_____
Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $2,250,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

_____
Notary Signature
My commission expires: 09/19/28

NATHAN A. ABELT
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
SEPTEMBER 19, 2028
COUNTY OF WILLIAMSON

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 11/15/2024.

Date

Affiant Signature

11/15/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15th day of November, 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