Karen Johnson Davidson County
Batch# 1211962 DEEDWARR
12/03/2024 11:05:30 AM 4 pgs
Fees: $23.00 Taxes: $1,554.00
20241203-0093779

PREPARED BY (AND RETURN TO):
Ivey Title, LLC
104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 63847

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Madylne Adella Hafer Austin Matthew Hafer 2813 Gear Street Nashville, TN 37216	New Owner

TAX MAP PARCEL NUMBERS: 07205011100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$420,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Rachel M. Gerber and Todd Gerber, wife and husband,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Madylne Adella Hafer and, Austin Matthew Hafer, wife and husband,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 61 on the Map of Burchwood Place Extended of record in Book 843, page 101, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Rachel M. Watts, an unmarried person, by Warranty Deed from Brett M. Clark and wife, Beth A. Clark, dated June 30, 2004 and recoded on July 9, 2004, of record in Inst. No. 20040709-0081954, Register's Office for Davidson County, Tennessee. by Quitclaim Deed dated March 7, 2014, recorded March 12, 2014, of record in Inst. No. 20140312-0020714, said Register's Office, subject property was conveyed to Rachel M. Gerber and Todd Gerber, wife and husband.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2025, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 843, page 101, said Register's Office; Subject to the right of way of CSX Railway along the rear line of subject property.

This instrument is executed on behalf of Rachel M. Gerber and Todd Gerber by Anthony R. Gerber pursuant to a Power of Attorney executed by them on the 30th day of August, 2024, of record in Instrument No. 202412030093778_____, Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as 2813 Gear Street, Nashville, TN 37216

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 2nd day of December, 2024

Rachel M. Gerber by Anthony R. Gerber, Attorney-in-Fact Todd Gerber by Anthony R. Gerber, Attorney-in-Fact

Rachel M. Gerber by Anthony R. Gerber, Attorney-In-Fact **Todd Gerber by Anthony R. Gerber, Attorney-In-Fact**

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Anthony R. Gerber** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Rachel M. Gerber and Todd Gerber**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of December, 20 24

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

My Commission Expires: _____

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $420,000.00.

Affiant

Sworn and subscribed before me this 2nd day of December, 2024.

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2027

Notary

My Commission Expires: _____

EXHIBIT "A"
To
Warranty Deed

FROM: Rachel M. Gerber and Todd Gerber

TO: Madylne Hafer

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

_____, Affiant
Anthony R. Gerber, Affiant

Sworn to and subscribed before me this 2nd day of December, 2024.

_____
Notary Public

My Commission Expires: _____

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Certificate of Authenticity

I, Christen Rabe, 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 **December 2, 2024**.

Date

Christen Rabe

Affiant Signature

12/3/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **3rd** day of **December**, 20**24**.

Emily Manno

Notary's Signature

My Commission Expires: 05-05-2025

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025