39B

Warranty Deed

Karen Johnson Batch # 1254244 03/31/2025 03 07:28 PM Fees $13 00 Taxes $4,440 00 20250331-0024252 Davidson County DEEDWARR 2 pgs	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,200,000.00. Affiant Subscribed and sworn to before me, this the 28th day of March, 2025 Notary Public My commission expires

NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Charles Scarborough, Jr. and Catherine Grenfell Scarborough	NEW OWNER	083-02-0-159.00
307 Chapel Avenue		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MARC GAUTHIER AND MOLLY GAUTHIER, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES SCARBOROUGH, JR. AND CATHERINE GRENFELL SCARBOROUGH, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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, being part of Lot No. 12 of Block "B" on the Plan of the Subdivision of The Weakley Place, as of record in Book 161, Page 131, Register's Office for said County, being parts of Lot Nos. 2 and 3 on the unrecorded subdivision of said Lot No. 12, described according to a survey made by W. B. Southgate, Surveyor, April 24, 1937, as follows:

Beginning on the Westerly margin of Chapel Avenue, at a point 119 feet 2 inches South of the Southerly margin of Weakley Avenue, said point being the southeast corner of the property conveyed to H. L. Vantrease and wife, by deed from Alethia Beasley and husband of record in Book 1005, page 570, said Register's Office; thence with the Westerly margin of said Avenue, Southwardly 72 feet 4 inches to the Northeast corner of the property conveyed to Mayme M. Dyche by deed from The Myers Y. Cooper Company of record in Book 1217, page 210, said Register's Office: thence with the Northerly line of said Dyche property Westwardly 200 feet to a post; thence Northwardly 45 feet 2 inches to the Southwest corner of said Vantrease property; thence with the Southerly line of same as follows:

Eastwardly 128 feet 10 inches to the dividing line between said Lots Nos. 2 and 3 on the unrecorded plan at a point 68 feet 3 inches West of the Westerly margin of Chapel Avenue, as measured along said dividing line; thence Southwardly parallel with Chapel Avenue 7 feet; thence Eastwardly 22 feet 6 inches to the dividing line between said Lots

Nos. 2 and 3 at a point 45 feet West of the Westerly margin of Chapel Avenue as measured along said dividing line, continuing in an Easterly direction 42 feet 6 inches in all 65 feet to the beginning.

Being the same property conveyed to Marc Gauthier and Molly Gauthier, husband and wife by Warranty Deed from Sarah Buxbaum, an unmarried woman of record in Instrument No. 20220808-0090007 Register's Office for Davidson County, Tennessee, dated August 04, 2022 and recorded on August 08, 2022.

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.

The address of the herein described property is believed to be 307 Chapel Avenue, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of March, 2025.

Marc Gauthier

Molly Gauthier

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Marc Gauthier and Molly Gauthier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of March, 2025.

Notary Public

My Commission Expires: 11-8-28

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY