Karen Johnson Davidson County
Batch # 1257166 DEEDWARR
04/07/2025 02:35:11 PM 2 pgs
Fees: $13.00 Taxes: $4,273.50
20250407-0026254

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (MHT) Title No.: 63949
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Cargile GP, LLC 919 Bresslyn Rd. Nashville, TN 37205	NEW OWNER

TAX MAP PARCEL NUMBERS: 11516006300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,155,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lori Gregory, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Cargile GP, LLC** 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. 77 on the Plan of Harding Park, of record in Book 2331, page 120, 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 Andrew J. Gregory and spouse, Lori Gregory, by Warranty Deed from Julius G. Schneider and spouse, Jean Ryan Schneider, dated July 9, 2001 and recorded on July 10, 2001, of record in Instrument No. 20010710-0073610, Register's Office for Davidson County, Tennessee. By Quitclaim Deed, dated February 22, 2017, recorded March 6, 2017, of record in Instrument No. 20170306-0022128, said Register's Office, Andrew J. Gregory, unmarried, conveyed his interest in subject property to Lori Gregory.

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

This conveyance is subject to: Taxes for 2025, and subsequent years; The Plan of record in Book 2331, page 120, said Register's Office, shows an owner's certificate, a 75 foot minimum building setback line from Cargile Road, and 10 foot easement for public utility purposes along the rear line of said lot.

This is improved property, known as 6049 Cargile Road, Nashville, TN 37205

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 3rd day of April, 2025.

Lori Gregory

Lori Gregory

State of Tennessee

County of Davidson

On this 3rd day of April, 2025, before me the undersigned authority, personally appeared Lori Gregory, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Margaret H Taylor

Notary

My Commission Expires:

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2028

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: $1,155,000.00.

Affiant

Sworn and subscribed before me this 3rd day of April, 2025.

Margaret H Taylor

Notary

My Commission Expires:

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2028