Karen Johnson Davidson County
Batch# 1262819 DEEDWARR
04/21/2025 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $3,589.00
20250421-0030378

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $970,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of April, 2025 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)
File No. AP-25-9143	

ALLISYN PINKSTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-24-2025

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Eitan Ari Friedman	**New Owner**	
(NAME) 6013 Cargile Road	(NAME)	116-13-0-069.00
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Thomas A. Tate and Lou W. Tate, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eitan Ari Friedman, a single man,** HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 26 on the plan of Harding Park, of record in Book 2331, page 120, Register's Office for said County.

Said Lot No. 26 fronts 131.0 feet on the Southeasterly margin of Cargile Road and extends back 245.0 feet on the Northeasterly line and 153.1 feet on the Southwesterly line to a dead line in the rear, measuring 156.2 feet thereon.

Being the same property conveyed to Thomas A. Tate and spouse, Lou W. Tate by Warranty Deed from Charles P. Gaddy and Carol W. Gaddy, both unmarried of record in Book 10141, page 467, Register's Office for Davidson County, Tennessee, dated July 31, 1996 and recorded on August 01, 1996.

This is property more commonly known as 6013 Cargile Road, Nashville, TN 37205.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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, their heirs and assigns forever; and we do covenant with 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 this 17th day of April, 2025.

Thomas A. Tate

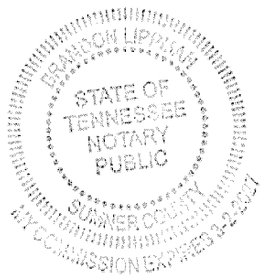
Lou W. Tate

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of April, 2025, before me personally appeared Thomas A Tate and Lou W Tate, 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 17th day of April, 2025.

Notary Signature
My commission expires: 3-2-27



Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Allisyn G. Pinkston, 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 **April 17, 2025**.

Date

Allisyn G. Pinkston

Affiant Signature

4/21/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **21** day of **April**, 20**25**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

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