THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** BARBARA A. MCGINTY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,075,000.00 Affiant Subscribed and sworn to before me, this 24th day of April, 2025. Notary Public My Commission Expires: 9-7-2026

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WARRANTY DEED

Address New Owner: Lindsay Youngbauer 605 Westboro Drive Nashville, TN 37209	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No.____ 090 16 2D 002.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LAURA GATTO, UNMARRIED** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **LINDSAY YOUNGBAUER, AN UNMARRIED WOMAN,** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

> **All that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows to-wit: Land in Davidson County, Tennessee, being Unit No. B on the plan of The Homes at 605 Westboro Drive, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for The Homes at 605 Westboro Drive, a Horizontal Property Regime with Private Elements of record in Instrument No. 20220817-0093423, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.**
>
> **Being the same property conveyed to Laura Gatto, unmarried by Deed dated May 10, 2024 from BBH Construction Inc., a Mississippi Corporation, recorded May 14, 2024, in Instrument Number 202405140035297, in the Official Records of Davidson County, Tennessee.**

This is improved property commonly known as: **605 Westboro Drive, Nashville, TN 37209**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

Karen Johnson Davidson County
Batch# 1264816 DEEDWARR
04/24/2025 01:56:30 PM 3 pgs
Fees: $18.00 Taxes: $3,977.50
20250424-0031672

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of April, 2025.

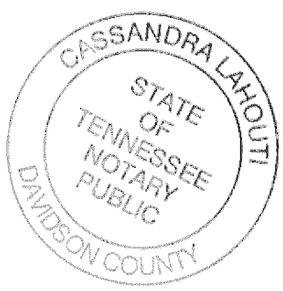
Laura Gatto

LAURA GATTO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LAURA GATTO**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 24th day of April, 2025.



Notary Public
My Commission Expires: 11-2-26

Certificate of Authenticity

I, **Barbara McGinty**, 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 4-24-2025 (date of document).

Affiant Signature

Date 4-24-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 24th day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp 2/27/2029
COUNTY OF SUMNER