Karen Johnson Davidson County
Batch# 1271766 DEEDWARR
05/12/2025 10:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,672.40
20250512-0037127

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $452,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES: 9/15/27
(AFFIX SEAL)

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 East Main Street, Suite 201
Hendersonville, TN 37075

05-NSH25-09228

Address of New Owner:	Send Tax Bills to:	Tax Information:
Christopher Gardella and Carla Gardella 211 Cottage Lane Nashville, TN 37214	New Owner	084-14-0-190.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Rhonda Leigh McGarr NKA Rhonda Leigh Jones, a single woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Christopher Gardella and Carla Gardella, husband and wife**, hereinafter called the Grantees, their successors 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. 50, on the Plan of Donelson Meadows, of record in Book 1835, Page 35, Register's Office for Davidson County, TN, described as follows:

Said Lot No. 50 fronts 82 feet on the Easterly side of Cottage Lane and extends back 179.1 feet on the Northerly line and 179.3 feet on the Southerly line to a dead line in the rear measuring 82 feet thereon.

Being the same property conveyed to Jere Arthur McGarr and wife, Rhonda Leigh McGarr by Warranty Deed from Philip Hollis Neal and wife, Karen C. Neal of record in Instrument No. 20000531-0054117 Register's Office for Davidson County, Tennessee, dated May 30, 2000 and recorded on May 31, 2000.

The said Jere Arthur McGarr having died on December 22, 2021, leaving Rhonda Leigh McGarr his sole surviving spouse.

Jere Arthur McGarr and Jere Arthur McGarr Jr. being the same person.

Rhonda Leigh McGarr and Rhonda Leigh Jones being the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: **211 Cottage Lane, Nashville, TN 37214.**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 5th day of May, 2025

Rhonda Leigh McGarr NKA Rhonda Leigh Jones

Rhonda Leigh McGarr NKA Rhonda Leigh Jones

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Rhonda Leigh McGarr NKA Rhonda Leigh Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Brentwood, Tennessee, this 2nd day of May, 2025.

Notary Public

My Commission Expires: 4/14/25

FAITH L LOWE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

FAITH L LOWE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 5/2/25.

Affiant Signature – Joshua A. Terry

5/16/25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 5/16/25

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27