WARRANTY DEED

Karen Johnson Davidson County
Batch# 1279418 DEEDWARR
05/29/2025 04:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20250529-0042306

File No. AD-25-9604

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Da Nita Lane
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of May, 2025

Kim Perry
Notary Public

MY COMMISSION EXPIRES: 11/30/29
(AFFIX SEAL)

KIM PERRY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

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 NUMBERS
Sierra Danielle Kacar and Christian David Kacar	New Owner	
(NAME) 6209 Tuckaleechee Lane	(NAME) n	181-03-0A-049.00-CO
(ADDRESS) Nashville, TN 37013	(ADDRESS) n	
(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, **Karen C. Gaebler, widow and Mildred F. Gaebler, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sierra Danielle Kacar and Christian David Kacar, wife and husband,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

Being Lot No. 49 on the plan of Indian Creek Estates, Section Two of record in Book 9700, pages 558 and 559, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mildred F. Gaebler and Paul E. Gaebler, wife and husband, and Karen C. Gaebler, unmarried as joint tenant, there by creating a joint tenancy with right of survivorship by Deed dated October 27, 2000 from Fox Ridge Homes, Inc., recorded November 6, 2000, in Instrument Number 20001106-0110219, in the Register's Office of Davidson County, Tennessee. The said Paul E. Gaebler died March 10, 2021 leaving Mildred F. Gaebler and Karen C. Gaebler as tenants by the entirety.

This is property more commonly known as 6209 Tuckaleechee Lane, Nashville, TN 37013.

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 23 day of May, 2025.

Karen C. Gaebler

Karen C. Gaebler

Mildred F. Gaebler

Mildred ~~K~~ F. Gaebler

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 23 day of May, 2025, before me personally appeared Karen C. Gaebler and Mildred ~~K~~ F. Gaebler, 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 23 day of May, 2025.

Notary Signature
My commission expires:

JORDYN SCHUMM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JANUARY 9, 2028

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 5/23/25 (date of document).

Affiant Signature

5/23/25
Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 23rd day of May, 20 25.

Notary's Signature

My Commission Expires: 11/30/29

Notary's Seal

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

202505290042306