Karen Johnson Davidson County
Batch# 1316673 DEEDWARR
08/29/2025 02:49:30 PM 3 pgs
Fees: $18.00 Taxes: $906.13
20250829-0069528

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $244,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 28th day of August, 2025.

NOTARY PUBLIC

My commission expires:

CHASE OWENS
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-25-2027

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Monica L. Gaskill	New Owners	108-03-0-218.00
(NAME)	(NAME)	
1204 Cabana Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Nikki Lemonis Fosnes and Jacob Griffy, wife and husband and Janet McEwen Lemonis, an unmarried woman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Monica L. Gaskill**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 91B, as shown on the map entitled Patio Villa, Section Four, Zone Lot Division, Lots 87 thru 92, of record in Book 6900, page 538, amending Book 5200, page 632, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to NIKKI LEMONIS FOSNES, A MARRIED WOMAN AND JANET MCEWEN LEMONIS, AN UNMARRIED WOMAN, by deed from GILBERT L. SMITH, MARRIED, of record as Instrument No. 20220624-0072321, in the Register's Office for Davidson County, Tennessee, dated June 17, 2022.

This property is __unimproved _X_improved property known as: 1204 Cabana Circle, Nashville, TN 37214.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 28th day of August, 2025.

Nikki Lemonis Fosnes

Jacob Griffy

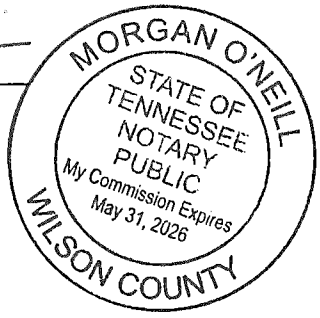
Janet McEwen Lemonis

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nikki Lemonis Fosnes and Jacob Griffy, and Janet McEwen Lemonis, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of August, 2025.

Notary Public
My Commission Expires:



Tennessee Certification of Electronic Document

I, Danielle Imbaratto, 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 8-28-25. (Date of document)

Danielle Imbaratto

Affiant Signature

8-28-25

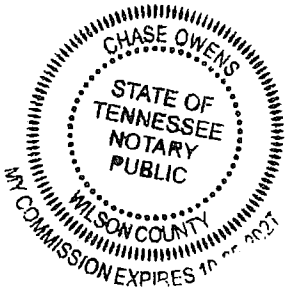
Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 28th day of August, 2025.

Notary signature



My commission expires: