Karen Johnson Davidson County
Batch# 1328791 DEEDWARR
10/01/2025 03:11:30 PM 3 pgs
Fees: $18.00 Taxes: $9,990.00
20251001-0078334

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250952182**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,700,000.00. Affiant Subscribed and sworn to before me, this 26th day of September, 2025. Notary Public My Commission Expires: APRIL SUMRULD STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY MY COMMISSION EXPIRES 12-19-26

WARRANTY DEED

Address New Owner: 5929 Robert E Lee Drive Trust u/a/d September 26, 2025 5929 Robert E Lee Drive Nashville TN 37215	Send Tax Bills To: Legacy Home Loans, LLC DBA Steadfast Mortgage 408 Highway 76 White House, TN 37188	Tax Information: Tax Parcel ID No. 145 14 0 059.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brian R. Gesell and Megan M. Gesell, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **5929 Robert E Lee Drive Trust u/a/d September 26, 2025**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 4, REVISED SECTION XIV FINAL PLAT, TYNE VALLEY ESTATES, of record in Plat Book 5200, Page 337, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 186.00 feet on the Southerly margin of Robert E. Lee Drive and extends back between parallel lines 294.0 feet to a dead line in the rear.

Being the same property conveyed to Brian R. Gesell and Megan M. Gesell, husband and wife, by Warranty Deed from Michael J. Linehan and Patricia A. Linehan, husband and wife, of record in Instrument No. 20200629-0070144, in the Register's Office of Davidson County, Tennessee, dated June 23, 2020, and recorded on June 29, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED SECTION XIV PLAT, TYNE VALLEY ESTATES, as recorded in Plat Book 5200, Page(s) 337 and Revising the Plat Book 5200, Page 210 and Plat Book 5200, Page 203.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 5495, Page 702 and Book 5510, Page 503.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7765, Page 558.

This is improved property located at 5929 Robert E Lee Drive Nashville TN 37215

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

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of September, 2025.

9/26/25
Brian R. Gesell

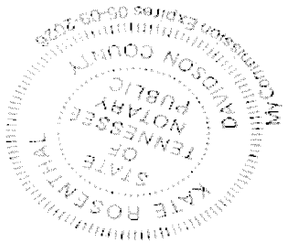
9/26/25
Megan M. Gesell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brian R. Gesell and Megan M. Gesell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of September, 2025.

Notary Public
My Commission Expires: _____



Tennessee Certification of Electronic Document

I, Stefan T. Morris, 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 Sept. 26. 2025.

Affiant Signature

1st day of October, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of October, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028