This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 22 day of August , A.D., 20 25 , by and between

Andrew Gassmann and Ashley Gassmann, husband and wife

First Parties, and

William Blanton Stagno, unmarried man

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ————One and NO/100————Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 8, on the Plan of Springdale Subdivision, of record in Plat Book 974, Page 18, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Andrew Gassmann and Ashley Gassmann, husband and wife by Deed dated December 9, 2022 from James Galipeau and Beverly Galipeau, husband and wife, recorded December 12, 2022, in Instrument Number 20221212-0128547, in the Official Records of Davidson County, Tennessee.

OWNER:
William Blanton Stagno
915 West Avenue
Nashville, TN 37206

RESPONSIBLE TAXPAYER:
Legacy Home Loans, LLC DBA Steadfast Mortgage
408 Highway 76
White House, TN 37188

Karen Johnson Davidson County
Batch# 1333267 DEEDWARR
10/13/2025 07:57:30 AM 4 pgs
Fees: $23.00 Taxes: $1,850.00
20251013-0081334

CLT # 072-13-0-297

MR-BRI-8682726

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

× Andrew Gassmann
Andrew Gassmann

× Ashley Gassmann
Ashley Gassmann

✓STATE OF ~~Tennessee~~ ~~TN~~ North Carolina

✓COUNTY OF ~~Davidson~~ ~~TN~~ New Hanover

Personally appeared before me, Andrew Gassmann, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of August, 20 25.

(seal)

KATHERINE HOLT Notary Public New Hanover County My Comm. Exp. 08-18-2026 NORTH CAROLINA

✓Katherine Holt
Notary Public

My Commission Expires:✓ 8/18/2026

✓STATE OF North Carolina

✓COUNTY OF New Hanover

Personally appeared before me, Ashley Gassmann, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of August, 20 25.

(seal)

KATHERINE HOLT Notary Public New Hanover County My Comm. Exp. 08-18-2026 NORTH CAROLINA

✓Katherine Holt
Notary Public

My Commission Expires:✓ 8/18/2026

MR-BRI-8682726

OATH OF CONSIDERATION

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ 500,000.00.

W. B. [signature]
Affiant

STATE OF TN, COUNTY OF Davidson

Subscribed and sworn before me this the 10 day of October, 2025.

[signature]
Signature of Notary Public

Notary Seal

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Printed Name of Notary

Commission Expiration

MR-BRI-8682726

True Copy Certification

I, **Tammy Carney,** 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 this the 22 day of ~~October~~ August, 2025.

Affiant Signature

Date 10.10.25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 10 day of October, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

