THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 251052595

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $647,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of November, 2025.

Notary Public
My Commission Expires.

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 03 2029

Karen Johnson
Batch # 1346299
11/14/2025 10 18 11 AM
Fees $13 00 Taxes $2,393 90

Davidson County
DEEDWARR
2 pgs

20251114-0090837

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Gregory C Halvorson 6206 B California Avenue Nashville TN 37209	New Owner	Tax Parcel ID No 091-02-1B-002.00 CO

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, **Geoffrey Talmadge Gagat and Kaitlyn Janssen Gagat, husband and wife** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Gregory C. Halvorson**, ("Grantee"), his 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 Unit "B" on the plan of 6206 California Cottages, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 6206 California Cottages, a Horizontal Property Regime with Private Elements of record in Instrument No. 20150323-0024899, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to GEOFFREY TALMADGE GAGAT AND KAITLYN MARIE JANSSEN, HUSBAND AND WIFE, by deed from CHRISTOPHER B. EARWOOD AND JESSICA EARWOOD FKA JESSICA A. PHELPS, HUSBAND AND WIFE, of record in Instrument No 20200520-0052472, dated May 15, 2020, said Register's Office.

Kaitlyn Marie Janssen is now known as Kaitlyn Janssen Gagat.

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

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 091-02-1B-002.00 CO.

Matters shown on the Plan of record in Plat Book 161, page 75, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20150323-0024899, said Register's Office

This is improved property located at 6206 B California Avenue Nashville TN 37209

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 12th day of November, 2025.

Geoffrey Talmadge Gagat

Kaitlyn Janssen Gagat

STATE OF AL)

COUNTY OF Madison)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Geoffrey Talmadge Gagat and Kaitlyn Janssen Gagat, 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 12th day of November, 2025.

Notary Public

My Commission Expires 5/28/28

DANA LEIGH THAMES SMITH
Notary Public
Alabama State at Large
My Commission Expires May 28, 2028