Karen Johnson Davidson County
Batch# 1371150 DEEDWARR
01/20/2026 01:44:30 PM 3 pgs
Fees: $18.00 Taxes: $2,926.74
20260120-0004433

Warranty Deed

J. KAYE CLARK STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/05/2028 DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $791,010.00. Affiant Subscribed and sworn to before me, this the 15th day of January, 2026. Notary Public My commission expires: 9-5-2028

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Ioan Dan Tataru and Petra Katherine Ronald	New Owner	082-12-0-264.00
920 Silverdine Place		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JAMES A. GAINES AND REBECCA K. GAINES, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **IOAN DAN TATARU AND PETRA KATHERINE RONALD, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot Nos. 26 and 27 on the Map of D. D. Phillips Silverdene Park Subdivision of record in Book 421, Page 31, in the Register's Office for Davidson County, Tennessee. According to a survey made by Eric Drake, County Surveyor, July 13, 1934, said Lots 26 and 27 are described as follows:

Beginning at the Southeast corner of McFerrin Avenue and Silverdene Place, formerly Ramsay or Georgia Street; thence, with the Southerly margin of Silverdene Place, Eastwardly 70.5 feet to the corner of Lots 26 and 27; thence, with the line between said two lots, Southwardly 170 feet to the Northerly margin of an alley; thence, with said alley, Westwardly 178.5 feet to the Easterly margin of McFerrin Avenue; thence, with the same Northwardly 202.5 feet to the beginning.

Being the same property conveyed to James A. Gaines, unmarried by Warranty Deed from Bank of Nashville by, Bill Herring, First Vice President of record in Instrument No. 20010717-0075755 Register's Office for Davidson County, Tennessee, dated July 13, 2001 and recorded on July 17, 2001.

Being the same property conveyed to James A. Gaines and Rebecca K. Gaines, husband and wife by Quitclaim Deed from James A. Gaines, married of record in Instrument No. 20150423-0036580 Register's Office for Davidson County, Tennessee, dated April 22, 2015 and recorded on April 23, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 920 Silverdene Pl, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of January, 2026.

Rebecca K. Gaines

James A. Gaines

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Rebecca K. Gaines and James A. Gaines, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 14th day of January, 2026.

Notary Public

My Commission Expires: 1·22·29

DREW BANDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2029

Certificate of Authenticity

I, Holly A. Mason, 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 January 15, 2026.

Affiant Signature

1/15/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15 day of January, 2026.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

