Prepared by:
Return to:
Title, Inc

Karen Johnson
Batch # 1394217
03/18/2026 12:15:14 PM
Fees: $13.00 Taxes: $3,256.37

Davidson County
DEEDWARR
2 pgs

20260318-0021585

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $ 880,100.00 Affiant Subscribed and sworn to before me, this the 17th day of March, 2026. Notary Public My commission expires: (Affix Seal)
Fidelity Residential Solutions 2600 Dallas Parkway Suite 101 Frisco, TX 75034 911675 2025-30087 Leslie Wei	ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES NOV 5, 2029

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: Jacob Files & Taylor Lahasky Files, husband & wife	NAME: New Owner
STREET ADDRESS: 4809A Michigan Ave	STREET ADDRESS:
MAP & PARCEL NO.: Nashville, TN 37209	091-07-0-505.00

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Derrick Gastineau and Kelsey Gastineau, husband and wife hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto Jacob Files and Taylor Lahasky Files, husband and wife

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot No. 718 in Block No. 107 Plan No. 1 West Nashville, as of record in Book No. 57, Pages 74 and 75 Register's Office for Davidson County, Tennessee. Said Lot No. 718 Fronts Twenty Five (25) feet on the South side of Michigan Avenue, and Extends Back Southwardly between parallel lines One Hundred and Fifty (150) feet to an Alley.

This is improved property known as: 4809A Michigan Avenue, Nashville, TN 37209

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am

lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 15th day of January, 2026.

x _____
Derrick Gastineau

x _____
Kelsey Gastineau

State of Tennessee }
County of Davidson } ss

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Derrick Gastineau, Married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 15th day of January, 2026

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

_____
Notary Public
My commission expires _____

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

State of Tennessee }
County of Davidson } ss

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Kelsey Gastineau, Married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 16th day of January, 2026.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

_____
Notary Public
My commission expires _____

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029