Karen Johnson Davidson County
Batch# 1404494 DEEDWARR
04/10/2026 02:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20260410-0029387

This Instrument Prepared By:
Watauga Title and Escrow Co., LLC
Thomas I. Bottorff, Attorney-at-Law
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
Autumn Higgins
327 Westfield Dr.
Nashville, TN 37221

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Guild Mortgage Company, LLC
P.O. Box 1788
Springfield, OH 45501-1788

Record and Return To:
Watauga Title & Escrow Co. LLC
230 Glenis Dr. #304
Murfreesboro, TN 37129

Map/Parcel
#128-13-0A-327.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Engauge Properties, LLC, a Tennessee limited liability company** , hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does hereby transfer and convey unto **Autumn Higgins, unmarried**, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING a certain condominium apartment situated within Davidson County, Tennessee, and being further known as **Unit 327**, together with the appurtenant common elements of **The Westfield Condominiums**, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed of record in Book 6678, page 771; as amended in Book 6736, page 110; Book 6801, page 962; Book 6831, page 982; Book 7271, page 256; and in Book 9608, page 719, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit being also depicted on the site plan attached as exhibit to said Master Deed, as amended. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of The Westfield Condominiums provided in said Master Deed, as amended, together with the By-Laws appended thereto, the aforementioned site plan, the Boundary Plat of record in Book 6250, page 590; as revised in Book 6250, page 748, said Register's Office, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Engauge Properties, LLC, a Tennessee limited liablity company, by Warranty Deed dated December 12, 2025, from Celia Marie Stacey, unmarried, of record in Instrument #20251219-0101063, Register's Officer for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2026 and subsequent years.

This is **improved** property known as **327 Westfield Drive, Nashville, Tennessee 37221.**

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, her heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said

land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY HAND, this the **10th** day of **April, 2026.**

Engauge Properties, LLC,
a Tennessee limited liability company

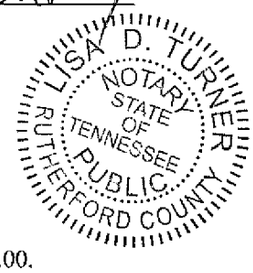
By: _____
Christopher Gauger, Managing Member

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Christopher Gauger**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Managing Member of **Engauge Properties LLC, a Tennessee limited liability company**, the within named bargainor, and he as such Managing Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as such Managing Member.

WITNESS my hand and official seal this 10th day of April, 2026.

_____
Lisa D. Turner
NOTARY PUBLIC



My Commission Expires: 12/18/2027

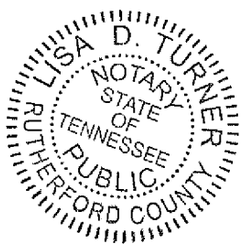
STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual value or consideration, whichever is greater, for this transfer is $299,900.00.

_____
AFFIANT

Subscribed and sworn to before me on this 10th day of April, 2026.

_____
Lisa D. Turner
NOTARY PUBLIC



My Commission Expires: 12/18/2027

File No. 26038288

Electronic Document Certification

I, **Lisa D. Turner**, 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 April 10, 2026.

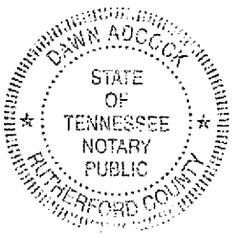
Lisa D. Turner

Lisa D. Turner

Date: 4-10-26

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

SWORN to and subscribed before me,
this the 10th day of April, 2026.



Dawn Adcock
NOTARY PUBLIC

My commission expires: 2/18/2029

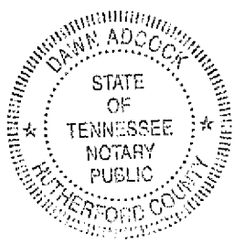
STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, a notary public in and for this county and state, **Lisa D. Turner,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS MY HAND AND OFFICIAL SEAL, this the 10th day of April, 2026.

Dawn Adcock
NOTARY PUBLIC

My commission expires: 2/18/2029



File No. 26038288