Warranty Deed

Karen Johnson Davidson County
Batch# 1428323 DEEDWARR
06/05/2026 01:52:30 PM 3 pgs
Fees: $18.00 Taxes: $3,182.00
20260605-0051022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $860,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of June, 2026.

Notary Public

My commission expires: 1/22/29

DELANA R. STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2029

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:
Shyloh Elder and James Rowland	New Owner	083-09-0-297.00
1406 Ordway 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, **JOHN GARGAN AND ERIN GARGAN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHYLOH ELDER AND JAMES ROWLAND AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, 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:

A certain tract or parcel of land in Davidson county, state of Tennessee, described as follows to-wit:

Being Lot No. 129 on the Plan of A.V.S. Lindsley 29-acre tract of record in Book 57, Page 66, Register's Office for Davidson County, Tennessee.

Said Lot No. 129 fronts 50.0 feet on the southerly margin of Ordway Place (formerly Grove Street) and extends back 145.7 feet on the easterly line and 147.6 feet on the westerly line to an alley in the rear, measuring 50.0 feet thereon.

Being the same property conveyed to John Gargan and Erin Gargan, husband and wife by Warranty Deed from Thomas Tow and Julie A. Tow, husband and wife of record in Instrument No. 20220418-0044415 Register's Office for Davidson County, Tennessee, dated April 13, 2022 and recorded on April 18, 2022.

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 1406 Ordway Place, 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 1st day of June, 2026.

John Gargan

John Gargan

Erin Gargan

Erin Gargan

STATE OF Texas
COUNTY OF Tarrant

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named John Gargan and Erin Gargan, 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 1st day of June, 2026.

Notary Public

My Commission Expires: 05/21/2028

Notary Public, State of Texas

Electronically signed and notarized online using the Proof platform.

NOTARY PUBLIC STATE OF TEXAS

John Desha Clark Jr

ID NUMBER
132486871
COMMISSION EXPIRES
May 21, 2028

Tennessee Certification of Electronic Document

I, Justin Foster 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 6-1-26 (date of document).

Affiant Signature

6-1-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 1 of June, 26.

(SEAL)

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027

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