Karen Johnson Davidson County
Batch# 1442348 DEEDWARR
07/06/2026 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $2,053.50
20260706-0060314

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-5-2029	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $555,000.00. Affiant Subscribed and sworn to before me, this the 26th day of June, 2026. Carmen Coats Notary Public My commission expires: 11/5/29

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:
Larry Lee Gast, III and Megan Elizabeth Reineccius	LEGACY HOME LOANS	083-01-0-327.00
1127 Sharpe Avenue	408 HIGHWAY 76	
Nashville, TN 37206	WHITE HOUSE, TN 37188	

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, **LINDA LANSFORD, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LARRY LEE GAST, III, AND MEGAN ELIZABETH REINECCIUS, 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:

The following land in Davidson County, Tennessee:

Being the Easterly 4 feet of Lot Number 6, and the Westerly 46 feet of Lot Number 7 on the plan of Greenway, as of record in Book 421, Page 110, Register's Office, Davidson County, Tennessee.

Said part of Lots Numbers 6 and 7 front together 50 feet on the Northerly side of Sharpe Avenue and run back between parallel lines 160 feet to North alley.

Being the same property conveyed to Linda Lansford, an unmarried woman by Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America of record in Instrument No. 20121017-0095097 Register's Office for Davidson County, Tennessee, dated September 24, 2012 and recorded on October 17, 2012.

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 1127 Sharpe Avenue, 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 26th day of June, 2026.

Linda Lansford

Linda Lansford

STATE OF Texas
COUNTY OF Ellis

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Linda Lansford, 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.

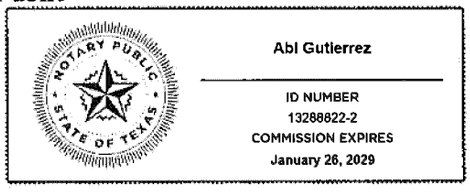
Witness my hand and seal this 25th day of June, 2026.

Abi Gutierrez

Notary Public

My Commission Expires: 01/26/2029

Electronically signed and notarized online using the Proof platform.



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 June 26. 2026

Affiant Signature

1st day of July, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of July, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

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