Karen Johnson Davidson County
Batch# 1457090 DEEDWARR
08/10/2026 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $2,016.50
20260810-0073566

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $545,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of August, 2026.

Notary Public
MY COMMISSION EXPIRES: 4/29/30
File No. G26-26289

JENNIFER CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 4/29/2030

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Anthony Michael Gerbino (NAME)	(NAME)	095-11-0-038
(STREET ADDRESS)	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Rayma Gayle Hagar, widow, as surviving tenant by the entirety**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anthony Michael Gerbino & Metea Lumido Ligutan, husband and wife**, HEREINAFTER CALLED THE GRANTEES, 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 No. 1 on the Map showing the resubdivision of Lot No. 504 on the Plan of Merry Oaks, Section III, as of record in Book 3106, Page 68, Register's Office for said County.

Said Lot No. 1 fronts 140 feet on the southerly side of Cloverdale Road and runs back between lines 367.8 feet on the westerly line and 391.8 feet on the easterly line to a dead line in the rear, measuring 141.8 feet thereon.

Being the same property conveyed to Norman E. Hagar and wife, Rayma Gayle Hagar by Deed dated November 24, 1980 from Third National Bank, Executor and Trustee Under the Will of Robert H. Whitaker, recorded April 8, 1981, in Book 5730, Page 495, in the Register's Office of Davidson County, Tennessee. The said Norman E. Hagar died December 24, 2013 leaving Rayma Gayle Hagar as tenant by the entirety.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2025 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2411 Cloverdale Road, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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~~/our hand(s) this 6th day of August, 2026.

X Rayma Gayle Hagar
Rayma Gayle Hagar

STATE OF TENNESSEE
COUNTY OF WILSON

On this 6th day of August, 2026, before me personally appeared Rayma Gayle Hagar, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of August, 2026.

Notary Signature
My commission expires: 12/24/29

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

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 8-6-26 (date of document).

Affiant Signature

8-6-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 6 of Aug, 26.

(SEAL)

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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