This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-4741

Karen Johnson Davidson County
Batch# 266402 DEEDWARR
08/05/2019 08:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20190805-0076949

STATE OF TENNESSEE
COUNTY OF DAVIDSON

KIM D. BENNETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $280,000.00

Amanda Vaught
Affiant

Subscribed and sworn to before me, this the 29th day of July, 2019

Kim D. Bennett
Notary Public
My Commission Expires: 5/9/23

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Maribel Onate Blake Buscherfeld 3136 Lake Drive Hermitage, TN 37076	Snyovus Mortgage Co 800 Shades Creek Pkwy MS101 Birmingham, AL 35209	086-14-0B-068.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **John Chris Gorsuch, a married man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Maribel Onate, Unmarried and Blake Buscherfeld, an Unmarried Man, as joint tenants with right of survivorship**, hereinafter called the Grantee, her 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 all of Lot No. 112, Revised Final Plat, Fleetwood Subdivision, Phase One, according to survey and plat of same appearing of record in Book 6900, pages 465 and 466, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to John Chris Gorsuch, single by Warranty Deed from Janet M. Johnson, unmarried, dated March 17, 2010, recorded March 18, 2010, of record in Instrument No. 20100318-0020377, Register's Office for Davidson County, Tennessee.

Melissha Gorsuch joins this conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise.

This is improved property located at: **3136 Lake Drive, Hermitage, TN 37076.**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of July, 2019.

GRANTOR:

John Chris Gorsuch

John Chris Gorsuch

Melissha Gorsuch

Melissha Gorsuch

STATE OF COLORADO
COUNTY OF Denver

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John Chris Gorsuch and Melissha Gorsuch, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this ~~29th day~~ 25th JSB of July, 2019.

Notary Public
My Commission expires: 3/19/2023

JEFFERY STERLING BUCHALTER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194010611
MY COMMISSION EXPIRES MAR. 19, 2023

Record and Return To:
COMMERCE TITLE AND ESCROW, LLC
513 3rd Avenue South
Nashville, TN 37210
File No.: AUW-19-3736

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Amanda Vaughn, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Amanda Vaughn

Amanda Vaughn

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Adam G. LaFevor, a notary public for the above referenced county and state, Amanda Vaughn, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Adam G. LaFevor
MY COMMISSION EXPIRES: 5/5/2020
NOTARY'S SEAL

