WARRANTY DEED

Karen Johnson Davidson County
Batch# 268434 DEEDWARR
08/07/2019 03:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20190807-0078686

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12.15.2021
COUNTY OF WILLIAMSON

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 12/15/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF19-071173

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Blake C. Master and Rachel Master	New Owner	
(NAME)	(NAME)	
2125 Sherbrooke Lane		180-04-0A-096.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Seventy Thousand And No/100 Dollars ($370,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JENNIFER CAROLINE GAUJOT, UNMARRIED AND PAUL ANTOINE GAUJOT, UNMARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BLAKE C. MASTER AND RACHEL MASTER, 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. 128 on the Plan of Section Four, Highland Creek of record in Plat at Instrument No. 20020830-0105354, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jennifer Westner, a single woman by Warranty Deed from Christopher Scott Strickland and Robin R. Strickland of record in Instrument No. 20161101-0115498 Register's Office for Davidson County, Tennessee, dated October 28, 2016 and recorded on November 01, 2016.

Being the same property conveyed to Jennifer Caroline Gaujot and Paul Antoine Gaujot by Quit Claim Deed from Jennifer Westner of record in Instrument No. 20161207-0128665 Register's Office for Davidson County, Tennessee, dated November 28, 2016 and recorded on December 07, 2016.

unimproved ☐
This is improved ☒ property, known as 2125 Sherbrooke Lane, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Jennifer Caroline Gaujot and Paul Antoine Gaujot this 1st day of August, 2019.

Jennifer Caroline Gaujot

Paul Antoine Gaujot

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 1st day of August, 2019, before me personally appeared Jennifer Caroline Gaujot and Paul Antoine Gaujot, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1st day of August, 2019.

Notary Public

My Commission Expires: 10-12-19

(SEAL)

JON PERRY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

True Copy Certification

I, Marjorie Kaup Haines, do hereby make oath that I am a licensed attorney and/or 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY