Karen Johnson Davidson County
Batch# 281556 DEEDWARR
09/05/2019 01:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,616.90
20190905-0089800

WARRANTY DEED

2019-1524

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $437,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 27th day of August, 2019.

(Affix Seal) Notary Public

My Commission Expires: 4-17-23

GREGORY D. VADNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jerimiah Gazlay and Sasha Gazlay 6010A California Avenue Nashville, TN 37209	NEW OWNER	091020E00200CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Tara M. Duchyns, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Sasha M. Gazlay and Jerimiah D. Gazlay, wife and husband, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain parcel of land located in Davidson County, State of Tennessee, and being further described as follows:

Being Unit B on the Plan of Homes at 6010 California Avenue, a Horizontal Property Regime with Private Elements, as recorded in Exhibit B (Exhibit "A" Site Plan) to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20131209-0124689, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tara M. Duchyns, a single woman from Gala, LLC by Warranty Deed dated January 29, 2016 and recorded February 8, 2016 in Instrument Number 20160208-0011723, Register's Office for Davidson, Tennessee.

( ) unimproved
This is (X) improved property know as 6010A California Avenue, Nashville, TN 37209.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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.

Witness my/our hand(s) this 27th day of August, 2019

Tara M. Duchyns

State of Tennessee
County of Williamson

Personally appeared before me, April G. Nichols, a notary public for said County and State, the within named Tara M. Duchyns, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 27th day of August, 2019.

Notary Public,
My Commission Expires: 6-24-2023

April G. Nichols
State of Tennessee Notary Public
Williamson County

True Copy Certification

I, Gregory D. Vadner, 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.

STATE OF Tennessee)
COUNTY OF Sumner)

Personally appeared before me, Rebecca Dohoda, a Notary Public for this County, Gregory D. Vadner, 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: 5-19-20

Rebecca A. Dohoda
Notary Public
State of Tennessee
Rutherford County