GENERAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 342384 DEEDWARR
01/13/2020 10:35:14 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200113-0004245

This instrument was prepared by:
Carlos Gaskin
6091 Pimlico Ct.
Tallahassee, Fl 32309

Name and address of the new owner (the Grantee):	Carlos L and Cheryl W Gaskin Revocable Trust 6091 Pimlico Ct. Tallahassee, Fl 32309
Tax map parcel number:	093-13-0A-406.00-CO
Mail tax bills to:	Carlos Gaskin 6091 Pimlico Ct. Tallahassee, Fl 32309

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
_____, Affiant
Subscribed and sworn before me this the
13 Day of JAN, 2020
Attayes, Deputy Register

In consideration of Ten Dollars and other valuable consideration paid, the receipt of which is acknowledged, We, Carlos L and Cheryl W Gaskin the Grantors, sell, transfer, and convey to Carlos L and Cheryl W Gaskin Revocable Trust, the Grantees, all of my right, title and interest in the following real estate:

IN THE COUNTY OF Davidson, STATE OF TENNESSEE: Land in Davidson County, Tennessee, being Unit No. 406 of Spence Manor Condominiums created under Title 66, Chapter 27, Section 101, et seq. as amended, Tennessee Code Annotated as established by Master Deed of Record in Book 6794 Page 219, Register's Office for Davidson County, Tennessee together with undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit A-1 of said Master's Deed. Reference is hereby made for the Plat of Spence Manor Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said unit.

Being the same property conveyed to Carlos and Cheryl Gaskin by General Warranty deed from Everyman Properties, LLC of record in instrument No. 20190401-0029076 Register's Office for Davidson County, Tennessee, dated April 1, 2019 and recorded on April 1, 2019.

TO HAVE AND TO HOLD the real estate forever in fee simple. I covenant that I am lawfully seized and possessed of the real estate; I have good right and lawful authority to convey the

same; the title to it is clear, free and unencumbered except as stated in this deed; and I will forever warrant and defend the same against all other lawful claims.

No boundary survey of the real estate was made at the time of this conveyance, and the description of it is not different from that shown in any previous deed. Taxes for the year 2019 are assumed by the Grantee.

THIS CONVEYANCE IS SUBJECT TO MATTERS OF PUBLIC RECORD including the following: (1) governmental zoning and other ordinances and regulations; (2) utility, sewer, drainage, and other easements and stipulations; and (3) subdivision and condominium covenants, conditions, declarations, and other restrictions.

Witness my hand this 7th day of January, 2020.

Grantor
Carlos L Gaskin
6091 Pimlico Ct.
Tallahassee, Fl 32309

Grantor
Cheryl W Gaskin
6091 Pimlico Ct.
Tallahassee, Fl 32309

Acknowledgement

STATE OF FLORIDA
COUNTY OF LEON

On the 7th day of January, 2020, before me personally appeared Carlos Gaskin and Cheryl Gaskin, the Grantor, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that he or she executed the same as his or her free act and deed.

Notary Public

My commission expires: December 22, 2022.

ROBERT WHITNEY
Notary Public-State of Florida
Commission # GG 283644
My Commission Expires
December 22, 2022