Karen Johnson Davidson County
Batch# 452452 DEEDWARR
08/07/2020 12:05:58 PM 2 pgs
Fees: $13.00 Taxes: $814.00

20200807-0088147

WARRANTY DEED

214 Gayland Court -H20370

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 5th DAY OF August, 2020.

(Affix Seal) Notary Public

My Commission Expires: _____

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
214 Gayland Court, LLC	NEW OWNER	095.09-0-034.00
214 Gayland Court		
Nashville, TN 37210		

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, CHERYL A. MASON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto 214 GAYLAND COURT, LLC, 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:

LAND in Davidson County, Tennessee, being Lot No. 7 on the plan of Gayland Subdivision, of record in Book 2083, Page 68, Register's Office for said County.

SAID Lot No. 7 fronts 95.0 feet on the southerly margin of Gayland Court and extends back 379.2 feet passing a witness line at 202.8 feet, on the easterly line and 527.8 feet, passing a witness line at 322.9 feet on the broken westerly line to a dead line in the center of Mill Creek, measuring 115.9 feet thereon.

BEING the same property conveyed to Sidney H Mason and wife, Cheryl A. Mason by deed from Cheryl A. Pemberton Mason of record in Book 200307100095617, recorded on 07/10/2003, Register's Office for Davidson County, Tennessee.

Sidney H. Mason having died on 11/16/2018, leaving Cheryl A. Mason as surviving tenant.

( ) unimproved
This is (X) improved property known as 214 Gayland Court, Nashville, Tennessee 37210.

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 5th day of August, 2020 :

Cheryl A. Mason

Cheryl A. Mason

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Cheryl A. Mason, a Notary Public in and for said County and State, the within named CHERYL A. MASON, 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 at Hendersonville, Tennessee, this 5th day of August, 2020.

Traci Pulley

Notary Public

My Commission Expires: 3/28/23

TRACI PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY