Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF Tennessee
COUNTY OF Davidson

Karen Johnson Davidson County
Batch# 493719 DEEDWARR
10/12/2020 08:57:36 AM 2 pgs
Fees: $13.00 Taxes: $725.20

20201012-0118011

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,000.00.

Madison Mazzanti
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of October, 2020.

Notary Public
MY COMMISSION EXPIRES: 10/26/2020
File No. G20-19346

MICHELLE MAZZANTI NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Richard W. Paquin and Gwen D. Paquin, Trustees of Paquin Family Trust (NAME)	Primary Residenthal Mtg. (NAME)	109-05-0D-112.00-C
(STREET ADDRESS)	1480 North 2200 West (STREET ADDRESS)	
(CITY) (STATE) (ZIP)	Salt Lake City, UT 84116 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Dougas Gurel and Julie Gurel, Trustees of GF Joint Revocable Living Trust U/A/D June 16, 2016 dated June 16, 2016**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gwen D. Paquin and Richard W. Paquin, as Trustees of Paquin Family Trust Dated 02/12/2010 and Meagan Diane Paquin, Single Woman**

, 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 Unit No. 1816 on the Plan of The Cottages at Williams Bend Townhouses, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Declaration of Covenants, Conditions and Restrictions for The Cottages at Williams Bend Townhouses, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040628-0076712, and Supplementary Declarations in Instrument No. 20041028-0129585, and Second Supplementary Declarations in Instrument No.20050923-0114373, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of The Cottages at Williams Bend Townhouses, of placement of Units, as shown on Exhibit "C" to the Second Supplementary Declaration of Covenants of record in Instrument No. 20050923-0 I14373 for a more complete identification and description of said units.

Being the same property conveyed to Douglas Gurel and Julie Gurel, Co-Trustees of the GF Joint Revocable Living Trust, dated June 16, 2016 by Deed dated May 30, 2019 from Haley Schaafsma, unmarried, recorded June

6, 2019, in Instrument Number 20190606-0054033 and by Scrivener's Affidavit (to correct the consideration amount) in Instrument No. 20190801-0075918, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

2. Declaration of Covenants, Conditions and Restrictions in Instrument Nos. 20040628-0076712, 20041028-0129585 & 20050923-0114373, Register's Office for Davidson County, Tennessee.

3. Charter of HOA in Instrument No. 20060314-0028980, Register's Office for Davidson County, Tennessee.

4. Common Area conveyed to HOA in Instrument No. 20061229-0161140, Register's Office for Davidson County, Tennessee.

5. Easement for sewer lines in Book 5406, page 470, Register's Office for Davidson County, Tennessee.

6. Easement for sanitary sewers/storm drainage in Book 7121, page 168, said Register's Office.

7. Easement to Comcast of Nashville 1, LLC in Instrument No. 20130517-0050096, Register's Office for Davidson County, Tennessee.

8. Access Easement Agreement in Book 6185, page 216, amended in Book 7498, page 726 and Instrument Nos. 20000331-0032369 & 20021204-0149457, Register's Office for Davidson County, Tennessee.

9. Attorney's Certificate in Instrument No. 20180420-0037271, Register's Office for Davidson County, Tennessee.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1816 Lincoya Bay Drive, Nashville, TN 37214.

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.

Witness my/our hand(s) this 6th day of October, 2020.

GF Joint Revocable Living Trust U/A/D June 16, 2016 dated June 16, 2016

DG

By: _____ Trustee
~~Dougas~~ Gurel, Trustee

Douglas

By: _____, Trustee
Julie Gurel, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Douglas

On this 6th day of October, 2020, before me personally appeared ~~Dougas~~ Gurel and Julie Gurel, Trustees of GF Joint Revocable Living Trust U/A/D June 16, 2016 dated June 16, 2016, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of October, 2020.

TODD NICHOLAS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY Commission Expires 08-27-2022

Notary Signature
My commission expires:
