Karen Johnson Davidson County
Batch# 596277 DEEDWARR
03/22/2021 09:28:19 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20210322-0037050

WARRANTY DEED

KATIE LEE RICE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/12/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Rae Gabelich	new owner	181 06 0A 018.00
(NAME)	(NAME)	
8284 Tapoco Lane	8284 Tapoco Lane	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Joshua Dee Tavernier and Meghan Tavernier, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Rae Gabelich**, hereinafter called the Grantee, her/his 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. 18 on the Plan of Phase One Culbertson View, RS-10 Subdivision-Cluster Lot Option, of record in Instrument No. 20150803-0076314, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a complete and accurate legal description thereof.

Being the same property conveyed to Joshua Dee Tavernier and Meghan Tavernier, husband and wife, by Warranty Deed from TR&D Homes Inc., a Tennessee Corporation, of record in Instrument No. 20160622-0063484, in the Register's Office of Davidson County, Tennessee, dated June 13, 2016 and recorded on June 22, 2016.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 8284 Tapoco Lane, Brentwood, TN 37027

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, her/his heirs and assigns forever; and we 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 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, her/his 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 our hands this 12th day of March, 2021.

Joshua Dee Tavernier

Meghan Tavernier by [signature] Attorney in fact
Meghan Tavernier

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Joshua Dee Tavernier ~~and Meghan Tavernier,~~ the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of March, 2021.

Notary Public

My Commission Expires:

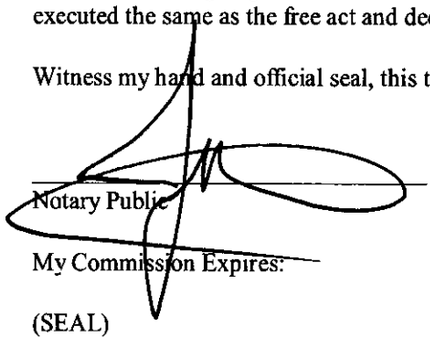
(SEAL)

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Joshua Dee Tavernier, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Meghan Tavernier, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Meghan Tavernier, for the purposes therein contained.

Witness my hand and official seal, this the 12th day of March, 2021.



Notary Public

My Commission Expires:

(SEAL)

