Karen Johnson Davidson County
Batch# 608208 DEEDWARR
04/06/2021 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $813.63
20210406-0045144

STATE OF TENNESSEE
COUNTY OF Wilson

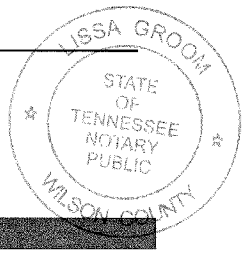
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES:
7.16.2024
(AFFIX SEAL)



PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

02-NSH21-01282

Address of New Owner:	Send Tax Bills to:	Tax Information:
Steven C. Gaines and Montana L. Gaines 320 Lake Chateau Drive Hermitage, TN 37076	Bank of America 4500 Amon Carter Blvd. Ft. Worth, TX 76155	097-08-0-A-130.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Donna Ellice Sundquist, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Steven C. Gaines, a married man and Montana L. Gaines, an unmarried woman as tenants in common with rights of survivorship** hereinafter called the Grantees, their successors 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. X-4, on the plan of Lake Chateau Condominiums, as established by Master Deed of record in Book 6639, Page 468; as amended in Book 6691, Page 308; Book 6691, Page 314; Book 7025, Page 380; Book 7367, Page 272; Book 10322, Page 682; Book 10753, Page 271; Book 10753, Page 275; and Book 11012, Page 495, and as shown by plat of record in Book 6250, Pages 607, 608, 609, and 610, as amended in Book 7025, Page 380 and Book 7367, Page 272, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Donna Ellice Sundquist, unmarried by deed from George Etheridge, an unmarried man, dated May 6, 2019, recorded May 13, 2019, of record in Instrument No. 20190513-0044828, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 320 Lake Chateau Drive, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to said Grantees, 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 hand this 1st day of April, 2021

Donna Ellice Sundquist

STATE OF TENNESSEE
COUNTY OF Williamson

I, W Brad Lehman, a Notary Public for the county of Williamson of and State of Tennessee, do hereby certify that Donna Ellice Sundquist personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 1st of April, 2021.

Notary Public

My Commission Expires: 9/21/2024

(SEAL)

W. BRAD LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

$3.00 E-Record Fee

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 5-17-21

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY