Karen Johnson Davidson County
Batch# 610925 DEEDWARR
04/08/2021 11:49:11 AM 2 pgs
Fees: $13.00 Taxes: $1,302.40

20210408-0046975

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $352,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 31st day of March, 2021.

NOTARY PUBLIC

My commission expires: 7/9/24

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER	SEND TAX BILLS TO	MAP & PARCEL NUMBERS
Michael A. Gaisbacher and Russell Gaisbacher, and Susan Gaisbacher (NAME)	NEW OWNER (NAME)	72-08-0-230.00
2216 Ravenwood Drive (ADDRESS)	(ADDRESS)	
Nashville, TN 37216		

Warranty Deed

For and in Consideration of the sum of $10.00 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 **The Michelle L. Wilson Living Trust, Dated April 22, 2008,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Michael A. Gaisbacher and Russell Gaisbacher and Susan Gaisbacher**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Being all of Lot No. 163 on the plan of Dalewood, Section III, of record in Book I 835, page 20, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 163 fronts 81 feet on the westerly side of Ravenwood Drive and runs back between parallel lines 168.2 feet to a dead line.

Being the same property conveyed to Michelle L. Wilson, as Trustee for the Michelle L. Wilson Living Trust, Dated April 22, 2008, by Quitclaim Deed from Michelle L. Wilson and J.B. Wilson, Jr., wife and husband, of Record in Instrument Number 20200128-0010290 dated 10/1/2019, Register's Office for Davidson County, Tennessee.

This property is __unimproved _X_improved property known as: 2216 Ravenwood Drive, Nashville, TN 37216.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown

Return to:
Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
File #: JW-SB-WR-21-2216

of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 31st day of March, 2021.

The Michelle L. Wilson Living Trust, Dated April 22, 2008

BY: Michelle L. Wilson, Trustee
Michelle L. Wilson, Trustee

BY: James B. Wilson, Jr. TRUSTEE
James B. Wilson, Jr., Trustee

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ JEFFERSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michelle L. Wilson and James B. Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged themselves as Trustees of The Michelle L. Wilson Living Trust, Dated April 22, 2008, and in his capacity as such Trustees, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of March, 2021.

Phyllis E. Moye
Notary Public
My Commission Expires: 3-28-22

PHYLLIS E. MOYE
STATE OF TENNESSEE NOTARY PUBLIC
ANDERSON COUNTY

My Commission Expires
March 28, 2022