Karen Johnson Davidson County
Batch# 685007 DEEDWARR
07/28/2021 09:49:30 AM 2 pgs
Fees: $13.00 Taxes: $1,091.50
20210728-0101319

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2025

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

07-NSH21-02139

Address of New Owner:	Send Tax Bills to:	Tax Information:
Courtney Bottoms Gustafson and Grant Gustafson, wife and husband 720 Allen Pass Madison, TN 37013	Evansville Teachers Federal Credit Union 1200 Forest Bridge Road Louisville, KY 40223	052 16 0 025.00

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, **Mark James Leitheiser, a married man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Grant Scott Gustafson and Courtney Bottoms Gustafson, husband and wife,** 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 Lot No. 13 on the Map of Marlin Meadows, Section No. 4, as shown on Plat of record in Plat Book 2133, Page 67, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more particular description.

Being the same property conveyed to Mark James Leitheiser, by Warranty Deed from Mark Anthony Leitheiser, of record in Instrument No. 20200504-0046094 in the Register's Office of Davidson County, Tennessee, dated May 01, 2020 and recorded on May 04, 2020.

Being the same property conveyed to Mark Anthony Leitheiser, by Warranty Deed from Southeast Financial Credit Union, of record in Instrument No. 20140402-0027537, in the Register's Office of Davidson County, Tennessee, dated March 28, 2014 and recorded on April 02, 2014.

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: 720 Allen Pass, Madison, TN 37013

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 23rd day of July, 2021

Mark James Leitheiser

STATE OF TENNESSEE

COUNTY OF Williamson

On this 23rd day of July, 2022, before me personally appeared Mark James Leitheiser, 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 (or person's) free act and deed.

Notary Public

My Commission Expires: 8/20/24

EMILY CROWLEY
TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Certificate of Authenticity

I, Robert L. Scruggs, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on the 26th day of July, 2021.

Robert L. Scruggs, Affiant

7-26-2021
Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 26th day of July, 2021.

Mary Gail Porter
Notary's Signature

Commission Expires: January 10, 2023

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JANUARY 10, 2023