Karen Johnson Davidson County
Batch# 701326 DEEDWARR
08/19/2021 12:47:13 PM 3 pgs
Fees: $18.00 Taxes: $3,004.99
20210819-0112474

PREPARED BY:
Jackson & Associates P.C.
3326 Aspen Grove Drive
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 17th day of August, 2021 by and between Steven P. Gawrys a/k/a Steve Gawrys, a married man, hereinafter referred to as GRANTOR, and Regina R. Smithson, Trustee, Commercial Street Trust, dated July 19, 2016, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Hermitage, County of Davidson, State of Tennessee, more particularly described as follows:

PARCEL I (4004 Hoggett Ford Rd.)

Land in Davidson County, Tennessee, being Lot No. 248, on the plan of Villages of Riverwood, Section One, Phase 3A, Revision One, of record in Instrument No. 20110630-0050230, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Steven P. Gawrys by Quitclaim Deed, from Regina Smithson, Trustee of Commercial Street Trust, dated April 18, 2019, recorded April 23, 2019, of record in Instrument No. 20190423-0037392, Register's Office for Davidson County, Tennessee.

PARCEL II (3930 Hoggett Ford Rd.)

Land in Davidson County, Tennessee, being Lot No. 236, on the Final Plat of Villages of Riverwood, Section One, Phase 3B, Revision One, of record in Instrument No. 20120502-0037433, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Steve Gawrys, a married man, by Warranty Deed, from Andrew Ball, a single man, dated November 19, 2019, recorded November 20, 2019, Register's Office for Davidson County, Tennessee.

PARCEL III (2035 Hickory Brook Rd.)

Land in Davidson County, Tennessee, being Lot No. 398, on the Final Plat of Villages of Riverwood, Section One, Phase 4D, of record in Instrument No. 20140127-0007110, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Steve Gawrys, a married man, by Warranty Deed from Marki Haley Moses, a married woman, dated January 23, 2019, recorded January 24, 2019, of record in Instrument No. 20190124-0006998, Register's Office for Davidson County, Tennessee.

This is [x]improved property known as: 4004 Hoggett Ford Rd., 3930 Hoggett Ford Rd. & 2035 Hickory Brook Rd., Hermitage, TN 37076

Tax Map – Parcel Numbers: 097020A24800CO, 097020A23600, 097020A398.00

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Steven P. Gawrys

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said county and state, Steven P. Gawrys, a/k/a Steve Gawrys, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 17th day of August, 2021.

Notary Public

My Commission Expires:_____

M. TODD JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-10-2023

Name and Address of Property Owner:
Commercial Street Trust
5153 Hereford Court, Brentwood, TN 37027

Send Tax Statements to:
Regina R. Smithson, Trustee, Commercial Street Trust, Dated July 19, 2016
5153 Hereford Ct., Brentwood, TN 37027

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

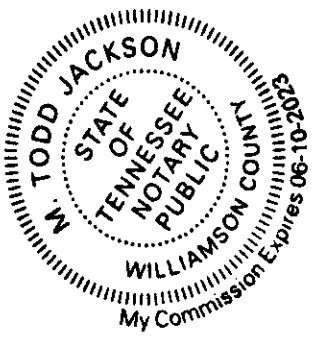
I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $812,160.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Regina K. Smithson
Affiant

Sworn to and subscribed before me, a Notary Public, this 17th day of August, 2021.

Notary Public

My Commission Expires: _____



RETURN TO:

Jackson & Associates P.C.
3326 Aspen Grove Drive
Franklin, TN 37067
21-TJ-10