WARRANTY DEED

Karen Johnson Davidson County
Batch# 704732 DEEDWARR
08/25/2021 03:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,513.30
20210825-0115046

O-VRES-21-7267

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $409,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 4/30/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jayson Richards	NEW OWNER	
(NAME) **7267 Bidwelll Rd.**	(NAME) 17041 PINEHURST LANE APT. D	**014-00-0-204.00**
(ADDRESS) **Joelton, TN 37080**	(ADDRESS) HUNTINGTON BEACH, CA 92647	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALEX L. GANDER, AN UNMARRIED MAN JATOREY GANDER, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAYSON RICHARDS, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Situated and lying In the 14th Civil District of Davidson County, Tennessee, being described as Tract I according to an unrecorded survey by Tommy E. Walker, P.O. Box 495, Ridgetop, TN 37152, Tennessee R.L.S. No. 1465, dated March 26,1992 as follows, to wit: Beginning at a point In the Westerly margin of Bidwell Road, being the Northeast corner of this tract and the Southeast corner of a tract of land owned by Joe A. Smith, etux, of record in Book 4412, Page 575, R.O.D.C.T.; thence with the Westerly margin of Bidwell Road South 02 degrees 20 minutes 50 seconds West 150.00 feet to a point; thence North 87 degrees 30 minutes 00 seconds West 789.86 feet to a point; thence North 02 degrees 20 minutes 50 seconds East 150.00 feet to a point; thence South 8 degrees 30 minutes 00 seconds East 789.86 feet to the point of beginning, containing 2.72 acres, more or less.

Being a portion of the same property conveyed to Alex L. Gander and JaTorey Gander, husband and wife by Warranty deed from Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20200203-0012001 Register's Office for Davidson County, Tennessee, dated January 22, 2020 and recorded on February 03, 2020.

The said Alex L. Gander and JaTorey Gander having since divorced on June 1, 2021, pursuant to the Final Decree of Divorce of record in Docket 20D-1928 in the Third Circuit Court for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien but not yet due and payable.
- Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7267 Bidwelll Rd., Joelton, Tennessee 37080**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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/our hand(s) this the 11th DAY OF AUGUST, 2021.

Alex L. Gander

JaTorey Gander

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALEX L. GANDER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of August, 2021.

Notary Public
My Commission Expires: 5/5/25
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JATOREY GANDER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of August, 2021.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Allison Taylor, 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 AUGUST 14, 2021.

Date

Affiant Signature

AUGUST 25, 2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25 day of August, 2021.

Notary's Signature

My Commission Expires: 1/3/23
Date

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)