WARRANTY DEED

Karen Johnson Davidson County
Batch# 711388 DEEDWARR
09/08/2021 11:22:24 AM 2 pgs
Fees: $13.00 Taxes: $1,576.20

20210908-0120207

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FOUR HUNDRED TWENTY SIX THOUSAND AND 00/100 (426,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd day of September, 2021

GRANGER C COLLINS NOTARY PUBLIC TENNESSEE COUNTY OF DAVIDSON My Comm Exp. 09-07-2021

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
414 Union Street, Suite 1110, Nashville, Tennessee 37219

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Ariana Sabrina Bentzen (NAME)	~~NEW OWNER~~ (NAME)	**082 09 0W 004.00**
1325 5th Avenue North, 4, Nashville, TN 37208 (ADDRESS)	PO Box 5710 Chicago, IL 60680 (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 3rd day of September, 2021, the undersigned, **REBECCA L. GASKILL, TRUSTEE OF THE REVOCABLE LIVING TRUST AGREEMENT OF REBECCA L. GASKILL U/A/D APRIL 17, 2006, AS AMENDED**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **ARIANA SABRINA BENTZEN, A SINGLE WOMAN** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **1325 5th Avenue North, 4, Nashville, TN 37208** and more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit No. 4 on the Plat of Germantown Commons Units attached as Exhibit "D" to the Declaration of Germantown Commons, a Condominiums, of record in Instrument No. 20131029-0112391, as corrected by Scrivener's Affidavit of record in Instrument Number 20140117-0005032, and amended in Instrument Number 20141003-0092050, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more particular description of said unit, together with the undivided percentage interest in the common elements as set on Exhibit "E" to the aforementioned Declaration as to each unit.
>
> Being the same property conveyed to Rebecca L. Gaskill, Trustee of the Revocable Living Trust Agreement of Rebecca L. Gaskill u/a/d April 17, 2006, by Warranty Deed from John Waide and Barbara Sanders, husband and wife, of record in Instrument No. 20190605-0053550, in the Register's Office of Davidson County, Tennessee, dated June 04, 2019 and recorded on June 05, 2019.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 3rd day of September, 2021.

GRANTOR: **Revocable Living Trust Agreement of Rebecca L. Gaskill u/a/d April 17, 2006, as amended**

Rebecca L Gaskill

BY: Rebecca L. Gaskill

ITS: Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Rebecca L. Gaskill, Trustee of the Revocable Living Trust Agreement of Rebecca L. Gaskill u/a/d April 17, 2006, as amended, the within named bargainor, with whom I am personal acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this 3rd day of September, 2021.

GROVER C COLLINS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09-07-2021
COUNTY OF DAVIDSON

Notary Public

My Commission Expires