Karen Johnson Davidson County
Batch# 730234 DEEDWARR
10/05/2021 12:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,746.40
20211005-0133786

# WARRANTY DEED

STATE OF Tennessee
COUNTY OF ~~SUMNER~~ WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $472,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th DAY OF September, 2021.

(Affix Seal) Notary Public

My Commission Expires: 2/1/23

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County

HORRELL-H21346

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
**PROPERTY TITLE SERVICES, LLC**
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Roya Horrell, a married woman and Tyler McBurney, a unmarried man, as tenants in common with rights of survivorship | NEW OWNERS | 98-6-B-107-CO |
| 1200 Chickadee Circle | | |
| Hermitage, TN 37076 | | |

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, I/we, GLEN M. GAUTHIER AND DONNA C. GAUTHIER, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto ROYA HORRELL , A MARRIED WOMAN AND TYLER MCBURNEY, A UNMARRIED MAN, AS TENANTS IN COMMON WITH RIGHTS OF SURIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B of Lot 122D, as shown on the plan of Bridgewater, Phase 2, Section A, Villa Units, filed as Exhibit A, to and established by the Supplemental Declaration of record in Instrument No. 200511220141076 and amended in Instrument No. 20071023-0125250, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Declaration, reference to which is hereby made for a more complete and accurate description of said Unit.

Being the same property conveyed to Glen M. Gauthier and Donna C. Gauthier, husband and wife by deed from Daniel W. Harbor and wife, Brenda Harbor of record in Instrument No. 20110110-0002772, recorded on 01-10-11, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is ( X ) improved property known as 1200 Chickadee Circle, Hermitage, Tennessee 37076 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 30th day of September, 2021 :

Glen M. Gauthier

Donna C. Gauthier

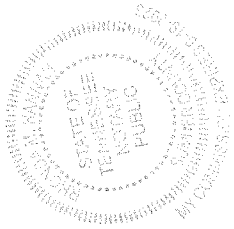
STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M Hamlin, a Notary Public in and for said County and State, the within named GLEN M. GAUTHIER AND DONNA C. GAUTHIER, HUSBAND AND WIFE, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 30th day of September, 2021.

Notary Public

My Commission Expires: 6/19/23



# $3.00 E-RECORDING PAGE FEE

**CERTIFICATE OF AUTHENTICITY**

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 Sept 30, 2021.

Tracey Trumphour
Affiant
Date: 9-30-2021

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 30 day of Sept, 2021.

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY