Karen Johnson Davidson County
Batch# 743436 DEEDWARR
10/26/2021 09:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,335.70
20211026-0143571

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-14596-SL

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $361,000.00.

Affiant

Subscribed and sworn to before me, this the 20th day of October, 2021.

Notary Public
My Commission Expires: 6/25/25

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-25-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michael Lancial and Lorraine Lancial 425 Hollydale Drive Nashville, TN 37217	New Owner	106-16-0-030.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Mark G. Gussow, Trustee of Gussow Family Trust dated September 5, 2017**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Michael Lancial and Lorraine Lancial, husband and wife**, hereinafter called the Grantees, their heirs 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. 5 on the plan of Hill-N-Dale-Acres, as of record in Book 2900, pages 33 and 34, Register' Office for said County, described as follows:

Beginning on the easterly margin of Foothill Drive at the corner of Lots Nos. 4 and 5, thence with the line between said two lots eastwardly 147.6 feet to the corner of Lots Nos. 4, 5 and 6; thence with the line between said Lots Nos. 5 and 6 southeastwardly 198.9 feet to the northerly margin of Hollydale Drive; thence with the same westwardly 267.2 feet to the beginning of a curve; thence around said curve with a radius of 25 feet northwestwardly 37.6 feet to the easterly margin of said Foothill Drive; then with same northwardly 218 feet to the beginning.

Being the same property conveyed to Mark G. Gussow as Trustee of Gussow Family Trust September 5, 2017, dated September 5, 2017, by Quitclaim Deed from Stanley Gussow, married and Barbara J. Gussow, married, of record in Instrument No. 20170913-0093419, Register's Office for Davidson County, Tennessee, dated September 5, 2017 and recorded on September 13, 2017; and further being the same property conveyed to Stanley Gussow and wife, Barbara J. Gussow, by Warranty Deed from Norman T. McGee and wife, Gweneth K. McGee, of record in Book 4925, Page 156, said Register's Office, dated June 13, 1975 and recorded on June 20, 1975. Also see Gussow Family Living Trust of record in Instrument No. 20170913-0093420, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **425 Hollydale Drive, Nashville, TN 37217**.

This conveyance is made subject to 1) Property taxes for the year 2022, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantees paying their prorated share thereof to the Grantor who will be responsible

for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of October, 2021.

GRANTOR:

Gussow Family Trust dated September 5, 2017

By: Mark G Gussow
Mark G. Gussow, Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Mark G. Gussow, Trustee of the Gussow Family Trust dated September 5, 2017, with whom I am personally acquainted, and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

WITNESS my hand and seal at office this 20th day of October, 2021.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-24-22

202110260143571

Certificate of Authenticity

I, Lauren Weber, do hereby make oath that I am 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 October 20, 2021.

Lauren Weber
Affiant Signature

October 20, 2021
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 20th day of October, 2021.

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-25-2025

Notary's Signature
My Commission Expires: 6/25/25

Notary's Seal