This Instrument Prepared By:
Law Office of Matthew D. Faulk
PO Box 681804
Franklin, TN 37068-1804

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

Karen Johnson Davidson County
Batch# 760510 DEEDWARR
11/24/2021 11:23:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20211124-0156087

New Owner:	**Send Tax Bill:**	**Map/Parcel**
BARBARA ANN GORE, Trustee BARBARA ANN GORE LIVING TRUST dated November 18, 2021 813 Sunset View Drive Hermitage, TN 37076	SAME	086-13-0B-061.00CO

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

Barbara Ann Gore
AFFIANT

MATTHEW D. FAULK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES FEBRUARY 23, 2025

Sworn to and subscribed before me this November 18, 2021.

Matthew Faulk, Notary Public

My Commission Expires: February 23, 2025

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Barbara Ann Gore**, do hereby transfer and convey any and all interest owned by me in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to **Barbara Ann Gore, Trustee, or her successors in interest, of the Barbara Ann Gore Living Trust, dated November 18, 2021**.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their successors, heirs and assigns forever, I covenant I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

I further covenant and bind myself, my heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

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.

WITNESS MY HAND this this November 18, 2021.

By: Barbara Ann Gore
Barbara Ann Gore

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 Barbara Ann Gore, with whom I am personally acquainted, and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this this November 18, 2021.

Matthew Faulk, Notary Public

My Commission Expires: February 23, 2025

MATTHEW FAULK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES FEBRUARY 23, 2025

Exhibit A

Property Description

Said property is described to wit:

Land in Davidson County, Tennessee being Villa # 1381, a Private Element of Magnolia Farms Villas, a Horizontal Property Regime with Private Elements, having been established pursuant to Tennessee Code Annotated §§66-27-101, et. seq. by Declaration of Covenants, Conditions and Restrictions for Magnolia Farms Villas, appearing of record in Instrument No. 20190523-0049079, in the Register's Office for Davidson County, Tennessee, as corrected in Instrument No. 20190624-0060681 in said Register's Office, and as amended by Supplementary Declaration annexing Phase 2, Section 2 of Magnolia Farms Villas appearing of record in Instrument No. 20200108-0002809 in said Register's Office, together with such rights and interest in the Limited Common Elements and Villa Common Elements associated with ownership of said Villa as set forth in the said Declaration as corrected and amended, of which reference to the Declaration as corrected and amended and its Exhibits is hereby made for a more complete and detailed description of the Villa, the rights and obligations of the Developer and the Villa Owners, and the By-Laws of the Villa Association.

Reference is hereby also made to Final Subdivision Plat of Magnolia Farms of record in Instrument No. 20190507-0042696, Register's Office for Davidson County, Tennessee, and the Final Subdivision Plat for Phase 2, Section 2 of Magnolia Farms of record in Instrument No. 20191210-0127306 in said Register's Office, as revised in Instrument No. 20200114-0004924 in said Register's Office, the property within which is subject to the above-referenced Declaration as corrected and amended, and the referenced Plats.

Being the same property conveyed to Barbara Ann Gore by Warranty Deed of record from Beazer Homes, LLC, a Delaware Limited Liability Company, in Instrument No. 20210601-0072960, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO ALL MATTERS SHOWN ON ANY APPLICABLE RECORDED PLAN, ALL APPLICABLE EASEMENTS, SETBACK LINES, AND RESTRICTIONS OF RECORD; AND ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 813 Sunset View Drive, Hermitage, TN 37076.

True Copy Certification

I, Matthew D. Faulk, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 11-18-2021.

Matthew D. Faulk

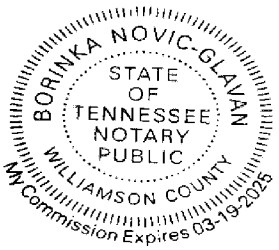
11-18-2021
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn and subscribed to me on this 18 day of November, 2021.

Notary Seal (if on paper)



Notary Public

My Commission Expires: 03/19/25