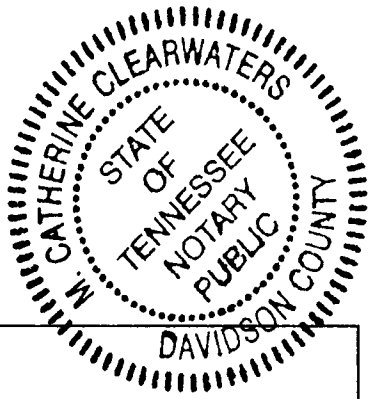


WARRANTY DEED

Karen Johnson Davidson County
Batch# 774935 **DEEDWARR**
12/16/2021 11:52:28 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20211216-0166403

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF DECEMBER, 2021.

M. Catherine Clearwaters
Notary Public

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rusty Moore, Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P21-4035-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Katherine A. McDaniel	New Owner	117-07-0K-005.00-CO
(NAME)	(NAME)	
3309 Golf Club Lane		
(ADDRESS)	(ADDRESS)	
Nashville TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Seventy-Five Thousand And No/100 Dollars ($375,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, MARBUT GLENN GASTON, JR., TRUSTEE, AND MARBUT GLENN GASTON, INDIVIDUALLY, MARRIED, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KATHERINE A. MCDANIEL,UNMARRIED, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being that certain condominium apartment unit known as Unit No. 3309 on the Plan of Golf Club Place Condominiums (Hillsboro Pike and Golf Club Lane) as of record in Plat Book 9700, page 293, as amended, and as described in the Master Deed of record in Book 10283, page 431, as amended, and as of record in the Register's Office for Davidson County, Tennessee, all to which reference is

hereby made and the same incorporate herein for a complete description of said Unit and of the conveyance hereby made, and together with all fixtures, appliances, wall-coverings, carpets and floor coverings and/or other improvements therein and with the undivided interest in the General and Limited Common Elements appurtenant thereto.

Being the same property conveyed to Marbut Glenn Gaston, Jr., Trustee by Warranty deed from Paul G. Leiman and wife, Andrea Leiman of record in Instrument No. 20120410-0030716 Register's Office for Davidson County, Tennessee, dated April 05, 2012 and recorded on April 10, 2012.

The above described property has never been the marital residence of Grantor and is not a marital asset.

unimproved ☐
This is improved ☒ property, known as 3309 Golf Club Lane, Nashville, TN 37215
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 successors 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. 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 hand this 10th day of December, 2021.

Marbut Glenn Gaston, Jr., Trustee

Marbut Glenn Gaston, Jr., Individually

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marbut Glenn Gaston, Jr., Trustee, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained. Witness my hand this 10th day of December, 2021.

Notary Public

My Commission Expires: Jan 1 2024

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marbut Glenn Gaston, Jr., Individually, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained. Witness my hand this 10th day of December, 2021.

Notary Public

My Commission Expires: Jan 1 2024