Karen Johnson Davidson County
Batch# 797867 DEEDWARR
01/31/2022 03:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20220131-0011157

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $415,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 19th day of January, 2022.

NOTARY PUBLIC

My commission expires: 9/23/25

FRANK W. ROBERTS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Erin Danielle Tapocik and Andrew Charles Perry	Legacy Home Loans, LLC	053-03-0-258.00
(NAME)	(NAME)	
1400 Overton Street	4004 Hillsboro Road, #216B	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Nashville, TN 37215	

Warranty Deed

For and in Consideration of the sum of $10.00 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 **Daniel Martin Gammon and wife, Allison Maureen Sullivan,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Erin Danielle Tapocik and Andrew Charles Perry, wife and husband,** hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 167, as shown on the map entitled Plan of Section B, Village of Old Hickory, of record in Book 1424, page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to DANIEL MARTIN GAMMON, A SINGLE PERSON, by deed from RUSSELL M. COOPER AND BETHANY P. COOPER, HUSBAND AND WIFE, of record as Instrument No. 20160601-0054937, dated May 16, 2016, said Register's Office.

DANIEL MARTIN GAMMON, in order to create a tenancy by the entirety, further conveyed said property to DANIEL MARTIN GAMMON AND WIFE, ALLISON MAUREEN SULLIVAN, by Quitclaim Deed of record as Instrument No. 20200519-0051749, dated May 14, 2020, said Register's Office.

This property is __unimproved _X_improved property known as: 1400 Overton Street, Old Hickory, TN 37138.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown

of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 19th day of January, 2022.

Daniel Martin Gammon

Allison Maureen Sullivan

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Daniel Martin Gammon and Allison Maureen Sullivan, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of January, 2022.

Notary Public
My Commission Expires: 4/20/23

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

TRUE COPY CERTIFICATION

I, Frank Roberts, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that his electronic document is a true and exact copy of the original document executed and authenticated according to law on 1/19/22 (date of document).

Frank Roberts

1/19/22
Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 19th day of January, 2022.

Notary's Signature

My Commission Expires: November 6, 2024

Notary's Seal

