THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF Tennessee) COUNTY OF Williamson) The actual consideration or value, whichever is greater, for this transfer is: $840,000.00 Affiant Subscribed and sworn to before me, this 1st day of April, 2022. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 838968 DEEDWARR
04/13/2022 10:33:30 AM 3 pgs
Fees: $18.00 Taxes: $3,108.00
20220413-0042763

KATELYNNE C. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCT. 2, 2023

WARRANTY DEED

Address New Owner: Katherine Gillum and Anthony Caduff 1121 Banbury Lane Brentwood, TN 37027	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 172-09-0A-220.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DENNIS ESCARTIN AND MACARIA ISIP, HUSBAND AND WIFE,** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **KATHERINE GILLUM, AN UNMARRIED WOMAN AND ANTHONY CADUFF, AN UNMARRIED MAN**** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

****as joint tenants with the rights of survivorship**

Land in Davidson County, Tennessee, being Lot No. 218 on the Plan of Final Plat of Section Five-A, Banbury Crossing (A Planned Unit Development) of record in Plat at Instrument No. 20020830-0105357, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dennis Escartin and Macaria Isip, husband and wife by Warranty deed from Robert E. Jonies and Noveda Ann Joines, husband and wife of record in Instrument No. 20190528-0049770 Register's Office for Davidson County, Tennessee, dated May 23, 2019 and recorded on May 28, 2019.

This is improved property commonly known as: **1121 Banbury Lane, Brentwood, TN 37027**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 1st day of April, 2022.

DENNIS ESCARTIN

Macaria Isip
MACARIA ISIP

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DENNIS ESCARTIN AND MACARIA ISIP**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 1st day of April 2022.

JENNIFER S GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission Expires: _____

Certificate of Authenticity

I, **Doné Oglesby**, 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 this electronic document is a true and exact copy of the original document executed and authenticated according to law on **April 1, 2022**.

Date

Affiant Signature

04/04/2022

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **4th** day of **April**, 20**22**.

Notary's Signature

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY