Karen Johnson Davidson County
Batch# 844175 DEEDWARR
04/22/2022 10:59:30 AM 3 pgs
Fees: $18.00 Taxes: $971.25
20220422-0046734

Warranty Deed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $262,500.00

Affiant

Subscribed and sworn to before me, this the ~~4th~~ 13th day of April, 2022.

Notary Public

My commission expires:

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Son Huynh	Bank of America New Owner(s)	075-06-0-052.00-000
4260 Samoa Drive	4500 Amon Carter Blvd	
Hermitage, TN 37076	Fort Worth, Tx 76155	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BEVERLY ANN GATTON, TRUSTEE OF THE THOMAS EDWARD GATTON AND BEVERLY ANN GATTON REVOCABLE LIVING TRUST DATED SEPTEMBER 8, 2015**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SON HUYNH, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 298 on the Plan of Hermitage Estates, Section II of record in Plat Book 3700, Page 23, 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 Thomas E. Gatton and wife, Beverly A. Gatton by Warranty deed from A. H. Johnson and wife, Malvin Johnson of record in Book 4155, page 343, Register's Office for Davidson County, Tennessee, dated July 21, 1967 and recorded on July 21, 1967.

Being the same property conveyed to Thomas Edward Gatton and Beverly Ann Gatton as Trustee for the Thomas Edward Gatton and Beverly Ann Gatton Revocable Living Trust Dated September 8, 2015 by Quitclaim deed from Thomas E. Gatton and wife, Beverly A. Gatton of record in Instrument No. 20151103-0111686 Register's Office for Davidson County, Tennessee, dated October 22, 2015 and recorded on November 03, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4260 Samoa Drive, Hermitage, TN 37076, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 4th day of April, 2022.

The Thomas Edward Gatton and Beverly Ann Gatton Revocable Living Trust, dated September 8, 2015

By: Beverly Ann Gatton, Trustee
Beverly Ann Gatton, Trustee

STATE OF Oklahoma
COUNTY OF Cleveland

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Beverly Ann Gatton, Trustee of The Thomas Edward Gatton and Beverly Ann Gatton Revocable Living Trust dated September 8, 2015, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 4th day of April, 2022.

Karen Proctor
Notary Public

My Commission Expires: 4/2/23

KAREN PROCTOR NOTARY # 19003392 EXP. 04/02/23 PUBLIC STATE OF OKLAHOMA

Tennessee Certification of Electronic Document

I, Steven T. Mortis, 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 04/15/2022 ____ (date of ~~document~~).

Affiant Signature

04/15/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 15 day of April, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL
MY COMMISSION EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025