Karen Johnson Davidson County
Batch# 850356 DEEDWARR
05/04/2022 01:09:23 PM 2 pgs
Fees: $13.00 Taxes: $2,883.23
20220504-0051706

WARRANTY DEED

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 30, 2025

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $779,250.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Dena B Potter-Petz	New Owner	Parcel ID: 180 03 0A 088.00
(NAME)	(NAME)	
812 Holt Grove Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Connie Renee Clayman Gergel, sole Trustee of the Connie Renee Clayman and William C. Gergel Inter Vivos Trust,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Dena B Potter-Petz, unmarried,** hereinafter called the Grantee, 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. 65, a planned unit development, on the Plan of Stone Creek Park, Section 2B, of record in Book 9700, Page 266, amended in Book 9700, Page 793 and 794, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to William C. Gergel and wife, Connie R. Gergel from Drees Premier Homes, Inc. f/k/a Drees Preferred Collection, Inc., an Ohio Corporation by Warranty Deed dated June 28, 2002 and recorded on July 2, 2002 in Instrument No. 20020702-0079333, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Connie Renee Clayman Gergel and William C. Gergel Inter Vivos Trust from William C. Gergel and wife Connie R. Gergel by Quitclaim Deed dated May 5, 2005 and recorded on February 15, 2006 in Instrument No. 20060215-0018416, Register's Office for Davidson County, Tennessee. The said William C. Gerger having since died on May 27, 2021 leaving Connie Renee Clayman Gergel as the sole Trustee of the Connie Renee Clayman Gergel and William C. Gergel Inter Vivos Trust.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 812 Holt Grove Court, Nashville, TN 37211

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 heirs 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 our hands this 29 day of April, 2022

Connie Renee Clayman Gergel, sole Trustee of the Connie Renee Clayman and William C. Gergel Inter Vivos Trust

BY: Connie Renee Clayman Gergel

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Connie Renee Clayman Gergel, sole Trustee of the Connie Renee Clayman and William C. Gergel Inter Vivos Trust, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of April, 2022.

Notary Public

My Commission Expires:

(SEAL)

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024