This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $230,000.00.

Affiant

Subscribed and sworn before me this the 7th day of June, 2022.

Notary Public
My commission expires: 3/15/25

HANNAH LEWIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 872365 DEEDWARR
06/15/2022 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20220615-0068657

WARRANTY DEED

Address of New Owner:
Taylor Gaither
419 Raintree Pl
Hermitage, TN 37076

Send Tax Bill to:
New Owner

Tax Information:
086-11-0B 014.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, SARAH MYERS, A MARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to TAYLOR LYNN GAITHER, A SINGLE WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 2, Building 8, in Raintree Village, (a planned unit development), created under Chapter 27, Title 64, of the Tennessee Code Annotated and as established by a Master Deed of Record in Book 4753, Page 140, as amended in Book 4980, page 378, Book 5091, page 39, Book 5165, page 781, Book 5172, page 77, Book 5546, page 493, Instrument No. 20040428-0047940, Instrument No. 20040826-0103606, and Instrument No. 20220316-0030899, Register's Office for Davidson County, Tennessee, as amended by a Deed of Amendment of record in Book 4980, Page 378, Registers Office for Davidson County, Tennessee, and as shown on the revised plat of Hermitage Woods Condominium Apartments, Phase II and IIA, of record in Book 4860, Page 62-64, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said Unit. Garage Numbers 8-2-G is a Limited common element for the exclusive use of the occupant of said unit of record in Plat Book 4860, Page 62-64, Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sarah Myers, a married woman, by deed dated 07/29/2016, from Janice Bradford, unmarried, of record in Instrument No. 20160803-0080275, Register's Office for said County.

Said property is investment property for Sarah Myers, Grantor.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 419 Raintree Pl, Hermitage, TN 37076.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 6th day of June, 2022.

Sarah Myers

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sarah Myers, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of June, 2022.

My commission expires:
9-6-22

Notary Public

DAVIDSON COUNTY BENJAMIN SEAMON STATE OF TENNESSEE NOTARY PUBLIC

Certificate of Authenticity

I, Joshua A. Terry, 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 6-6-22.

Affiant Signature

6-9-22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6-9-22.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON