Karen Johnson Davidson County
Batch# 875869 DEEDWARR
06/22/2022 01:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20220622-0071267

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT2205000156

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$445,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 8th day of June, 2022.

Notary Public

MY COMMISSION EXPIRES:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ashley Marie Croft-Callery **Timothy John Callery** **424 Old Oak Way** **Hermitage, TN 37076**	New Owner Property	086-04-0A-054.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Dave C. Gaston and Joyce A. Gaston, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ashley Marie Croft-Callery and Timothy John Callery, wife and husband

HEREINAFTER CALLED THE GRANTEES, 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. 39 on the Plan of Oakcrest, Phase 2-A, of record in Plat Book 6900, Page 881, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Dave C. Gaston and Joyce A. Gaston, husband and wife, by Warranty Deed from Thomas Eagan Norton, an unmarried man, dated 7/22/2019 and recorded 8/1/2019 in Instrument Number 20190801-0076130, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **424 Old Oak Way, 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 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 _____ day of June, 2022.

Dave C. Gaston

Joyce A. Gaston

STATE OF Georgia
COUNTY OF Lowndes

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dave C. Gaston and Joyce A. Gaston the bargainor(s) 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 at Valdosta, GA, this 7 day of June, 2022.

Commission Expires: 10-20-2025

Notary Public

DANIEL HUTTO
NOTARY PUBLIC
EXPIRES
GA
OCT 20TH 2025
LOWNDES COUNTY

Certificate of Authenticity

I, Emily Manno, 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 6/8/22.

Date

Affiant Signature

6/8/22

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8 day of June, 2022.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON