RETURN TO:
PREMIER ESCROW, LLC
301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-18274-SL

Karen Johnson Davidson County
Batch# 895257 DEEDWARR
07/28/2022 10:19:08 AM 4 pgs
Fees: $23.00 Taxes: $5,494.50

20220728-0086063

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,485,000.00.

Affiant

Subscribed and sworn to before me, this the 25th day of July, 2022.

Notary Public
My Commission Expires:

ALEXIS CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. APRIL 23, 2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Russell Young and Tiffany Young 7640 Buffalo Road Nashville, TN 37221	The New Owner	113 00 0 131.00 & 113 00 0 136.00

WARRANTY DEED

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 consideration, the receipt of which is hereby acknowledged, we, **Zachary Steiger and Brittany Steiger, husband and wife and Donald Ray Gebler and Cathi Lorene Gebler, Trustees of The Gebler Revocable Living Trust dated April 01, 2020**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Russell Young and Tiffany Young, husband and wife,** hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Tract I (Parcel 113 00 0 131.00):

Land in Davidson County, Tennessee, beginning at an iron pin in the Northerly margin of Buffalo Road; thence in a Northerly direction North 30° 43' West 930.28 feet to an iron pin; thence in a Southerly direction South 53° 5' East to a point in the Northerly margin of Buffalo Road 935.30 feet to a point; thence in a Westerly direction along the Northerly margin of Buffalo Road 368.90 feet to the iron pin in the Northerly margin of Buffalo Road, and the point of beginning.

Tract II (Parcel 113 00 0 136.00):

Land in Davidson County, Tennessee, Beginning at a point on the Northerly margin of Buffalo Road, being the common corner of Lots 1 and 2; thence in a Northwesterly direction North 53 degrees 05 minutes West 935.30 feet to an iron pin; thence in a Northerly direction North 2 degrees 52 minutes East 469.61 feet; thence in a Southerly direction south 38 degrees 45 minutes East 771.73 feet; thence in a Southeasterly direction South 57 degrees 00 minutes East 368.95 feet to a point in the Northerly margin of Buffalo Road; thence along the Northerly margin of Buffalo Road South 16 degrees 39 minutes West 238.10 feet to the point of beginning.

Being the same property conveyed to Donald Ray Gebler and Cathi Lorene Gebler, as Trustees of The Gebler Revocable Living Trust, dated April 01, 2020, by Quit Claim Deed from Donald Ray Gebler and Cathi Lorene Gebler, a married couple, who acquired title as Donald R. Gebler and Cathi L. Gebler, on the prior deed, as husband and wife, of record in Instrument No. 20200626-0069243, in the Register's Office of Davidson County, Tennessee, dated April 01, 2020, and recorded on June 26, 2020.

Being the same property conveyed to Donald R. Gebler and Cathi L. Gebler, Husband and wife, Brittany L. Steiger and Zachary A. Steiger, wife and husband, by Warranty

BOX 10-A

Deed from Gary L. Bouge and Debra G. Bouge, husband and wife, of record in Instrument No. 20160901-0091709, in the Register's Office of Davidson County, Tennessee, dated August 31, 2016, and recorded on September 01, 2016.

This is improved property located at: **7640 Buffalo Road, Nashville, TN 37221.**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 25th day of July, 2022.

GRANTOR:

Zachary Steiger

Brittany Steiger

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Zachary Steiger and Brittany Steiger, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25th day of July, 2022.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-26-22

The Gebler Revocable Living Trust dated April 01, 2020

By: Donald Ray Gebler
Donald Ray Gebler, Trustee

By: Cathi Lorene Gebler
Cathi Lorene Gebler, Trustee

STATE OF CALIFORNIA
COUNTY OF _____

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Donald Ray Gebler and Cathi Lorene Gebler, Trustees of The Gebler Revocable Living Trust dated April 01, 2020, with whom I am personally acquainted, and who acknowledged that they executed the within instrument in the capacity and for the purposes therein contained.

WITNESS my hand and seal at office this _____ day of July, 2022.

see attached CA Ack.
Notary Public
My Commission expires: _____

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange }

On 07.23.2022 (Date) before me, Irina Hardy, Notary Public (Here Insert Name and Title of the Officer)

personally appeared Donald Ray Gebler and Gathi Lorene Gebler (Name(s) of Signer(s)),

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed the same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

IRINA HARDY
Notary Public - California
San Bernardino County
Commission # 2296738
My Comm. Expires Jul 13, 2023

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ *Signature of Notary Public*

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Warranty Deed
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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