WARRANTY DEED

Karen Johnson Davidson County
Batch# 897085 DEEDWARR
08/01/2022 03:08:36 PM 2 pgs
Fees: $13.00 Taxes: $1,424.50

20220801-0087508

G-VRES-22--211

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

BRIANA GAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Troy G. Gilchrist and Sharon Gilchrist	**New Owner**	
(NAME)	(NAME)	**025-08-0A-058.00-CO**
211 S Downs Circle		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARY SHEALY, UNMARRIED AND SARA HUNTER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TROY G. GILCHRIST, MARRIED AND SHARON R. GILCHRIST, UNMARRIED AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 58 on the Final Plat, Parkview Preserve, Phase 1A, Revision of Lots 58 - 68, of record in Instrument No. 20200320-0030811, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mary Shealy, unmarried and Sara Hunter, unmarried, as tenants in common with right of survivorship by Special Warranty deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes of record in Instrument No. 20200925-0110426 Register's Office for Davidson County, Tennessee, dated September 24, 2020 and recorded on September 25, 2020.

This conveyance is subject to:
- Taxes for the year 2022, and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20200320-0030811, Register's Office of Davidson County, Tennessee.
- All Matters of record in Book 547, Page 46 and Instrument No. 20130110-0003257, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Book 5195, Page 443, in the Register's Office for Davidson County, Tennessee.
- Overhead Line Easement of record in Book 6113, Page 624, in the Register's Office for Davidson County, Tennessee.
- Right of Way Easement for Road of record in Book 2014, Page 308, in the Register's Office for Davidson County, Tennessee.
- Right of Way Easement and Utility Easement of record in Book 3164, Page 487, in the Register's Office for Davidson County, Tennessee.
- Inspection and Maintenance Agreement of Private Storm Water Management Facilities of record in Instrument Number 20180629-0062942, in the Register's Office for Davidson County, Tennessee.
- Charter for Homeowners Association of record in Instrument Number 20190418-0035627, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Book 3255, Page 507, in the Register's Office for Davidson County, Tennessee.
- Easement for Ingress and Egress of record in Instrument Number 20130118-0006195, in the Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20190503-0041704, amended in Instrument No. 20200108-0002728, amended in Instrument No. 20200706-0072345, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **211 S Downs Circle, Goodlettsville, Tennessee 37072**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 27th DAY OF JULY, 2022.

Mary Sheaily

Sara Hunter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY SHEALY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of July, 2022.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SARA HUNTER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of July, 2022.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212