22-4499

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NEW OWNER:
Karen Marie Smith, as Trustee of Karen Marie Smith
Revocable Trust Dated 01/20/2007
4411 South Trace Boulevard
Old Hickory, TN 37138

SEND TAX BILLS TO:

New Owner

MAP & PARCEL
064-09-0A-006-00-CO

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 22-311

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 911937 **DEEDWARR**
09/02/2022 10:20:31 AM 2 pgs
Fees: $13.00 Taxes: $1,028.60

20220902-0099154

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TWO HUNDRED SEVENTY EIGHT THOUSAND AND 00/100 DOLLARS ($278,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Jeanette L. Gilley, an unmarried woman** ("Grantors") has this day bargained and sold and by these presents does hereby transfer and convey unto **Karen Marie Smith, as Trustee of Karen Marie Smith Revocable Trust 01/20/2007** ("Grantees"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 4411 of Southfork Condominiums Phase One, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for Southfork Condominiums, Phase One, of record in Book 6783, page 839, said Register's Office, as amended in Book 6994, page 447, and Instrument No. 20020327-0037726, said Register's Office. Said Unit being depicted on the Plan of Southfork Condominiums Site Pan attached as Exhibit "C" to the aforementioned Master Deed, to which reference is hereby made for a more complete description.

Being the same property conveyed to James O. Gilley, Jr. and wife, Jeanette L. Gilley by Warranty deed from Barry Construction Co., Inc of record in Book 7002, page 539, Register's Office for Davidson County, Tennessee, dated September 29, 1986 and recorded on October 07, 1986.

James O. Gilley, Jr. passed away on December 29, 2020, and had remained married to Jeanette L. Gilley without intervening legal separation or divorce, from the time of acquisition of this property until his passing, thereby vesting title in Jeanette L. Gilley as surviving tenant by the entirety

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, its heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free,

clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 31st day of August, 2022.

Jeanette L. Gilley

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Jeanette L. Gilley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of August, 2022.

NOTARY PUBLIC

My commission expires: 4/22/23

CHRISTEN T. RABE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **278,000.00.**

AFFIANT

Sworn to and subscribed to before me this 31st day of August, 2022.

NOTARY PUBLIC

My commission expires: 1/28/26

KIRK HUNNICUTT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY