Karen Johnson Davidson County
Batch# 943046 DEEDWARR
11/18/2022 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20221118-0122806

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of November, 2022

Notary Public

MY COMMISSION EXPIRES: 01-06-2025

(AFFIX SEAL)

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson
No. IN 223559

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas C. Gascon and Erica S. Gascon	Same Owner	
(NAME)	(NAME)	
3405 Old Anderson Road, #220		136-15-0A-079.00-CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/we, **Neiman Davis and Rachel Johnson N/K/A Rachel Davis, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Erica Shae Gascon and Thomas Charles Gascon, wife and Husband**, HEREINAFTER CALLED THE GRANTEE, 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 Unit No. 79, on the Plan of First Revision to Phase 2, Final Plat, Watercrest Townhomes, a horizontal property regime, of record in Plat Book 11190, Page 81, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the Property.

Being the same property conveyed to Neiman Davis and Rachel Johnson, both unmarried, Joint Tenants with rights of survivorship by Warranty Deed from Philip Hutto and wife, Marcia D. Hutto of record in Instrument No. 20170517-0048729 Register's Office for Davidson County, Tennessee, dated May 15, 2017 and recorded on May 17, 2017.

Grantors initially purchased property as both unmarried individuals, but have since been married to each other.

This is property more commonly known as 3405 Old Anderson Road, #220, Antioch, TN 37013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 18th day of November, 2022.

Neiman Davis

Rachel Johnson N/K/A Rachel Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of November, 2022, before me personally appeared Neiman Davis and Rachel Davis, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th day of November, 2022.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Nick Harris, 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 **November 18, 2022**.

Affiant Signature

11/18/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **18th** day of **November**, 20**22**.

Notary's Signature

My Commission Expires: 3.7.23

Date

