Karen Johnson Davidson County
Batch# 948173 DEEDWARR
12/06/2022 08:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20221206-0127078

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Michelle L. Basant and Junior Basant
7629 Gunners Landing Drive
Antioch, TN 37013
SEND TAX BILLS TO:
New Owner

WARRANTY DEED

(Part of Parent Map 176; Parcel 068.00 New for 2022 Map 176-06-0A; Parcel 117.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **GABRIELLE A. MARTINEZ,** a single woman hereinafter referred to as "Grantor", have bargained and sold and do hereby transfer and convey unto **JUNIOR BASANT AND MICHELLE L. BASANT, HUSBAND AND WIFE,** hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being all Lot No. 117 on the Plan of Final Subdivision Plat, Heritage Landing-Phase 2 of Instrument No. 20210409-0047646; Corrected by Surveyor's Certificate of Correction in Instrument No. 20211220-0168119, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.
>
> BEING the same property conveyed to Gabrielle A. Martinez, a single woman, by Special Warranty Deed dated March 22, 2022, from D. R. Horton, Inc., a Delaware Corporation, recorded March 29, 2022, in Instrument No. 20220329-0036212, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 7629 Gunners Landing Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantor covenants with the said Grantees that Grantor is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2022 real property taxes which will be prorated at closing and paid by the Grantor.

Grantor further covenants and binds Grantor, her heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand and signature on this the 31st day of October, 2022.

GABRIELLE A. MARTINEZ

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Gibson)

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

Witness my hand and official seal, this the 31st day of October, 2022.

Notary Public

My Commission Expires: 1-17-23

ASHLEY SERATT STATE OF TENNESSEE NOTARY PUBLIC GIBSON COUNTY (SEAL)

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $410,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 31st day of October, 2022.

Notary Public

My commission Expires:

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

File No. GTS1-2022-409

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 10.31.22 (date of document).

Affiant Signature

10.31.22
Date

State of Tennessee

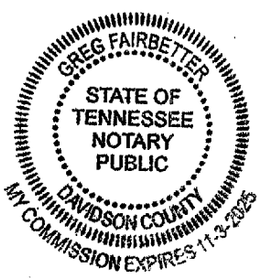
County of Davidson

Sworn to and subscribed before me this 31 day of October, 2022

Notary's Signature

MY COMMISSION EXPIRES: 11/03/2025

NOTARY'S SEAL



BROKER TITLE & ESCROW, LLC
1404 17TH AVE. SOUTH
NASHVILLE, TN 37212