Warranty Deed

Karen Johnson Davidson County Batch# 953455 DEEDWARR 12/20/2022 12:07:30 PM 3 pgs Fees: $18.00 Taxes: $3,468.75 20221220-0131405	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $937,500.00. Affiant Subscribed and sworn to before me, this the 19th day of December, 2022. Notary Public My commission expires: 7/15/26

KIM KERN
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Gary Semanchik	New Owner(s)	160-06-0-014.00
1003 Stonewall Drive		
Nashville, TN 37220		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **IVANA THOMPSON AND STEVEN D. THOMPSON, CO-TRUSTEES OF THE WALKER GILCHRIST REVOCABLE TRUST DATED JANUARY 25, 2018**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GARY SEMANCHIK, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 222 on the Plan of Section One, Oak Hill Estates of record in Plat Book 3700, Page (s) 118, 119 and 120, 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 Ivana S. Thompson and Stephen Thompson, husband and wife, by Warranty deed from Joseph W. Jessie and Kari Jessie of record in Instrument No. 20180402-0030500 Register's Office for Davidson County, Tennessee, dated March 23, 2018 and recorded on April 02, 2018.

Being the same property conveyed to Ivana Thompson and Steven D. Thompson, co-Trustees of the Walker Gilchrist Revocable Trust dated January 25, 2018, by Quitclaim deed from Ivana Thompson and Steven D. Thompson, wife and husband of record in Instrument No. 20180509-0044256 Register's Office for Davidson County, Tennessee, dated May 02, 2018 and recorded on May 09, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 817 Forest Hills Drive, Nashville, TN 37220, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 19th day of December, 2022.

Walker Gilchrist Revocable Trust dated January 12, 2018

By: Trustee
Steven D. Thompson, Co-Trustee

By: trustee
Ivana Thompson, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Steven D. Thompson and Ivana Thompson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Co-Trustees of the Walker Gilchrist Revocable Trust dated January 12, 2018, a Tennessee Trust, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 16th day of December, 2022.

Notary Public

My Commission Expires: 3.3.25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Certificate of Authenticity

I, Joshua A. Terry, 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 12/19/2022.

Affiant Signature

12/20/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/20/2022.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON