Karen Johnson Davidson County
Batch# 956894 DEEDWARR
12/30/2022 02:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.13
20221230-0134037

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of December, 2022.

Notary Public
MY COMMISSION EXPIRES: 9/7/2026
File No. G22-17754

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Tinary Srey	New Owner	150-03-0-150
(NAME)	(NAME)	
3456 Gondola Drive	3456 Gondola Dr.	
(STREET ADDRESS)	(STREET ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Steve Lee Nesbitt, an unmarried man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tinary Srey, a single woman,** HEREINAFTER CALLED THE GRANTEES, 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. 55A, zone lot division of lots 55-59 on the Plan of Chelsea of Priest Lake, Section One-B of record in Book 6250, Page 426, Register's Office for said County, to which reference is made for a more complete description.

Said Lot No. 55-a being a corner lot, fronts 95 feet on the southerly margin of Gondola Drive and fronts 38.04 feet on the easterly margin of Agatha Court; said frontages being joined by a curve measuring 39.27 feet; the easterly line of said lot extends back 61.36 feet an intersects the southerly line which measures 100.64 feet thereon.

Being the same property conveyed to Steve Lee Nesbitt by Deed dated March 10, 2006, recorded June 13, 2006, in Instrument Number 20060313-0028872, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3546 Gondola Drive, Antioch, TN 37013.

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. Whenever 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 30th day of December, 2022.

Steve Lee Nesbitt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of December, 2022, before me personally appeared Steve Lee Nesbitt, 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 30th day of December, 2022.

Notary Signature
My commission expires: 1/28/24

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Certificate of Authenticity

I, Holly A. Mason, 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 December 30, 2022.

Affiant Signature

12/30/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30 day of December, 2022.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 09/07/2026