Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 978191 DEEDWARR
03/08/2023 10:25:17 AM 2 pgs
Fees: $13.00 Taxes: $1,502.20

20230308-0016654

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $406,000.00.

M. Alexander
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires Sep. 21, 2026
(AFFIX SEAL)

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kenneth Gregory Gati and Lori Daion Gati		Parcel ID: 171 02 0A 083.00
(NAME)	(NAME)	
259 Glenstone Circle	710 Eastridge Drive	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	El Dorado, AR 71730	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Eric G. Wright and Stephanie M. Wright, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kenneth Gregory Gati and Lori Daion Gati, husband and wife**, 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 Unit No. Unit No. 83 on the Plan of Phase 3-B, Brentwood Villa Condominium, of record in Plat Book 6900, page 329, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Brentwood Villa Condominium, a horizontal property regime established by Master Deed of record in Book 6923, page 943, amended in Book 7035, page 115, Book 7101, page 730, rerecorded in Book 7143, page 18, Book 7266, page 84 and Book 7423, page 574, and amendments to the by-laws in Book 7423, page 567 and Book 8074, page 564, said Register's Office.

Being the same property conveyed to Eric G. Wright and Stephanie M. Wright, husband and wife from Kristin Payne and husband, Kenneth Ryan Payne, who acquired title as Kristin N. Whalley and Kenneth Ryan Payne, both unmarried, as joint tenants with rights of survivorship by Warranty Deed dated July 31, 2015 and recorded on July 31, 2015 in Instrument No. 20150731-0075836, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 259 Glenstone Circle, Brentwood, TN 37027

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 our hands this 6th day of March, 2023.

Eric G. Wright

Stephanie M. Wright

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Eric G. Wright and Stephanie M. Wright, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of March, 2023.

Notary Public

My Commission Expires: 3-17-24

(SEAL)

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY