Karen Johnson Davidson County
Batch# 980251 DEEDWARR
03/14/2023 08:14:21 AM 2 pgs
Fees: $13.00 Taxes: $3,071.00
20230314-0018225

WARRANTY DEED

POLLY E. LAVIT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2026

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $830,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of March, 2023

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Deborah Soutas	Deborah Soutas	161-01-0-B-102.00
(NAME)	(NAME)	
5112 Glencarron Drive	5112 Glencarron Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Nashville, TN 37220	
(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, we, **Drew P. Gaw and Kayce T. Gaw, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Deborah Soutas, unmarried**, 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. 26 on the Plan of Aberdeen Woods, Phase Three, Section One, a Planned Unit Development, as of record in Instrument No. 20000523-0051434, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Drew P. Gaw and Kayce T. Gaw, husband and wife, by Warranty Deed from Derek Johnson and wife, Tasha Johnson, dated August 8, 2018, of record in Instrument No. 20180813-0079437, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5112 Glencarron Drive, Nashville, TN 37220
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2023 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plan of record in Instrument No. 20000523-0051434 and Instrument No. 20000816-0081296; Restrictions of record in Book 10790, page 189; Book 11303, page 555; Book 11714, page 843; Instrument No. 20000203-0011436; Instrument No. 20000816-0081296; Instrument No. 20030221-0023491; Instrument No. 20030221-0023492 and Instrument No. 20030730-0108227; Articles of Incorporation/ Charter of record in Book 10792, page 896; Agreement for stormwater detention of record in Book 10644, page 324; Conveyance to Homeowners Association for common area of record in Instrument No. 20010110-0003209; all of record in the 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 our hands this 8th day of March, 2023.

Drew P. Gaw

Kayce T. Gaw

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Drew P. Gaw and Kayce T. Gaw, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 8th day of March, 2023.

Notary Public
My Commission Expires: _____

File No.: 37310

