Karen Johnson Davidson County
Batch# 984829 DEEDWARR
03/27/2023 02:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,439.30
20230327-0022154

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 63042
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Ryan T. Gustafson Laura N. Gustafson 2103 Dearborn Drive Nashville, TN 37214	New Owner

TAX MAP PARCEL NUMBERS: 09501001300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$389,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kem G. Hinton, Trustee of the BK Trust dated September 26, 2022**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ryan T. Gustafson and Laura N. Gustafson, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No, 58 on the Plan of Donelson Hills, of record in Book 2331, pages 22 and 23, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Keith Hinton, by Warranty Deed from Walton N. Robinson, Katherine Weber and Ronald H. Robinson, Beneficiaries under the Last Will and Testament of Otis Henry Robinson, dated April 15, 2010 and recorded on April 20, 2010 of record in Instrument No. 20100420-0029763, Register's Office for Davidson County, Tennessee. By Quitclaim dated September 26, 2022, recorded September 29, 2022, of record in Instrument No. 20220929-0107743, said Register's Office, subject property was conveyed to Kem G. Hinton, Trustee of the BK Trust dated September 26, 2022.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2023, and subsequent years; The Plan of record in Book 2331, pages 22 and 23, said Register's Office, shows an owner's certificate, minimum building setback lines and easements to which plan reference is hereby made for a more complete description.

This is improved property, known as 2103 Dearborn Drive, Nashville, TN 37214

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 23 day of March, 2023.

TRUSTEE

Kem G. Hinton, Trustee of the BK Trust dated September 26, 2022

State of Tennessee

County of Davidson

On this 23rd day of March, 2023, before me the undersigned authority, personally appeared Kem G. Hinton, Trustee of the BK Trust dated September 26, 2022, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $389,000.00.

Affiant

Sworn and subscribed before me this 27th day of March, 2023.

Notary

My Commission Expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

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 3/23/2023.

Affiant Signature

3/27/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/27/2023.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON