Karen Johnson Davidson County
Batch# 992944 DEEDWARR
04/17/2023 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20230417-0028165

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $380,000.00.

x Bonnie Davis
Affiant

Subscribed and sworn before me this the 13 day of April, 2023.

Notary Public
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Bonnie Elizabeth Davis 4103 A Main St. Old Hickory, TN 37138	Legacy Home Loans, LLC dba Steadfast Mortgage 2 Cadillac Drive Brentwood, TN 37027	063-08-0M 001.00 - CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CHRISTOPHER D. GASS AND LAUREN GASS, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BONNIE ELIZABETH DAVIS, an unmarried woman, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit A of Homes on Main, a Horizontal Property Regime with Private Elements, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions of record in Instrument Number 20180508-0044149, Register's Office for said County, and being shown on plan attached thereto as Exhibit 'B', to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Christopher D. Gass and Lauren Gass, husband and wife, by deed dated 09/18/2020, from Christopher Jordan Motley, a single man, of record in Instrument No. 20200923-0108883, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4103 A Main St., Old Hickory, TN 37138.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 12 day of April, 2023.

Christopher D. Gass

Lauren Gass

STATE OF NC
COUNTY OF Wake

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Christopher D. Gass and Lauren Gass, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12 day of April, 2023.

My commission expires: 9/26/25

Notary Public

ASHLEY STEWART NOTARY PUBLIC Comm. Exp. 9-26-2025 WAKE COUNTY, NC

True Copy Certification

I, **Kaz Arbogast,** 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 this the 13th day of April, 2023.

Affiant Signature
Date 04/13/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 13th day of April, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

