WARRANTY DEED

Karen Johnson Davidson County
Batch# 1008072 DEEDWARR
05/26/2023 10:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20230526-0039862

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P23-5982-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Alejandro Omar Chara and Laura Camila Merchan	NEW OWNER	117070K00900CO
(NAME)	(NAME)	
3317 Golf Club Lane		
(ADDRESS)	(ADDRESS)	
Nashville TN 37215	Nashville TN 37	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Fifty Thousand And No/100 Dollars ($450,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, KATHERINE GASTON, TRUSTEE OF THE TRUST DATED DECEMBER 29, 2014, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ALEJANDRO OMAR CHARA, AN UNMARRIED MAN, AND LAURA CAMILA MERCHAN, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, 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 that certain condominium apartment unit in Davidson County, Tennessee, and being known as Unit No. 3317 on the plan of Golf Club Place Condominiums (Hillsboro Pike and Golf Club Lane) as of record in Plat Book 9700, Page 293, and as described in the Master Deed as of record in Book 10283, Page 431, amended in Instrument No. 20040616-0071447, Instrument No.

20050105-0001979 and Instrument No. 20050330-0034571, as of record in the Register's Office of Davidson County, Tennessee, all to which reference is hereby made and the same incorporated herein for a complete description of said unit and of the conveyance hereby made, and together with all fixtures, appliances, wall-coverings, carpets and floor coverings and/or other improvements therein and with the undivided interest in the General and Limited Common Elements appurtenant thereto.

Being a portion of the same property conveyed to Katherine Gaston, Trustee, as trustee with full power to mortgage, sell, encumber, restrict, and/or convey in any manner she deems necessary and without the requirement of the joinder of any trustor of beneficiary of said trust by Quitclaim Deed from Margot E. Gaston and Katherine K. Gaston of record in Instrument No. 20141229-0118339 Register's Office for Davidson County, Tennessee, dated December 28, 2014 and recorded on December 29, 2014.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3317 Golf Club Lane, Nashville, TN 37215
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 successors 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 24 day of May, 2023.

Katherine K. Gaston

Katherine Gaston, Trustee of The Trust dated December 29, 2014

Trustee

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Katherine Gaston,** with whom I am personally acquainted and who upon her oath acknowledged herself to be the **Trustee** of the **Trust dated December 29, 2014,** the within named bargainor, and Trust, and that she as such Trustee being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Katherine Gaston,** as such **Trustee**.

Witness my hand and official seal this the 24 day of May, 2023.

My Commission expires Jan 8 2024

Notary Public

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 24th day of May, 2023.

Affiant Signature
Date 5/24/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 24th day of May, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

