Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-1945

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $599,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of May, 2023

Notary Public

Commission Expires: 11/15/25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 1009173 DEEDWARR
05/30/2023 03:55:30 PM 3 pgs
Fees: $18.00 Taxes: $2,219.63
20230530-0040739

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jaime Hostettler-Amaya 2142 Kirkwall Drive Nolensville, TN 37135	NBKC Bank 8320 Ward Parkway Kansas City, MO 64114	187-09-0A-274.00-CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Barbara E. Gwin, Trustee of The Barbara E. Gwin Trust dated July 7, 2011

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jaime Hostettler-Amaya, a single person

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. 274, as shown on the plan of Burkitt Village, Phase One, Section Two, of record as Instrument No. 20141002-0090861, Register's Office for Davidson County, Tennessee, to which plat reference is hereby given for more complete details.

Being the same property conveyed to Barbara E. Gwin, Trustee of and the Barbara E. Gwin Trust by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20151102-0111275 Register's Office for Davidson County, Tennessee, dated October 30, 2015 and recorded on November 02, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2142 Kirkwall Drive, Nolensville, TN 37135

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 so 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.

Dated this the 25th day of May, 2023.

The Barbara E. Gwin Trust dated July 7, 2011

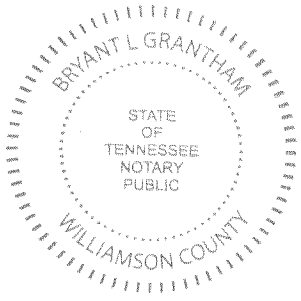
By: _____
Barbara E. Gwin, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 25th day of May, 2023, before me personally appeared Barbara E. Gwin, Trustee of The Barbara E. Gwin Trust dated July 7, 2011, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25th day of May, 2023.

_____
Notary Signature
My commission expires: 6-1-2025



CERTIFICATE OF AUTHENTICITY

I, Pamela Jo Smithson, do hereby make oath that I am a licensed attorney and/or 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 May 25, 2023.

Affiant
Date: May 30, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 30th day of May 2023.

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY