WARRANTY DEED

Karen Johnson Davidson County
Batch# 1052844 DEEDWARR
09/21/2023 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,575.46
20230921-0074460

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st DAY OF September, 2023.

Notary Public

MY COMMISSION EXPIRES: 03/01/2025
(AFFIX SEAL)

JENNIFER RUSSELL
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2023-GTE-290

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Craig Alan Leyers	New Owner	181 10 0E 038.00
(NAME)	(NAME)	
5572 Prada Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Bonnie Gallo, Trustee of the Bonnie Gallo Revocable Trust dated August 25, 2020** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Craig Alan Leyers, married** (the "**Grantee**"), his heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Being Lot No. 38 on the Plan of Phase Two, Section Two, High Point, of record as Instrument No. 20140821-0076394, Register's Office for Davidson County, Tennessee, to which said plan reference is a more complete and accurate legal description.

Being the same property conveyed to Bonnie Lou Gallo, a single woman, by Special Warranty Deed from Heather Mitchell, an unmarried woman, of record in Instrument No. 20200618-0064537, in the Register's Office of Davidson County, Tennessee, dated May 27, 2020, and recorded on June 18, 2020.

Being the same property conveyed to Bonnie Gallo, Trustee of the Bonnie Gallo Revocable Trust dated August 25, 2020, by Quitclaim Deed from Bonnie Lou Gallo, of record in Instrument No. 20201106-0130638, in the Register's Office of Davidson County, Tennessee, dated November 04, 2020, and recorded on November 06, 2020.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2023 and subsequent years, a lien not yet due

and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law (the "**Permitted Exceptions**").

This is improved property located at 5572 Prada Drive, Brentwood, TN 37027.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantees, their heirs and assigns, in fee simple forever.

Grantor covenants with Grantees that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantees that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds herself, and her heirs and assigns, to warrant and forever defend the title to the Property to Grantees, their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 19th day of September, 2023.

GRANTOR:

The Bonnie Gallo Revocable Trust dated August 25, 2020

By: _____
Bonnie Gallo, Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Bonnie Gallo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Trustee of The Bonnie Gallo Revocable Trust dated August 25, 2020, and being duly authorize, executed the foregoing instrument on behalf of said Trust, as Trustee.

WITNESS my hand, at office, this 19 day of September, 2023.

_____
Notary Public

My Commission Expires: 5/9/26

TIFPHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Certificate of Authenticity

I, Kristen Traini, 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 9/19/23.

Date

Affiant Signature

8/21/23

Date

State of TN

County of Sumner

Sworn to and subscribed before me this 21st day of September, 2023.

Jennifer Russell

Notary's Signature

My Commission Expires: 03/01/2025

Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY