Karen Johnson Davidson County
Batch# 1067984 DEEDWARR
11/02/2023 02:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20231102-0085937

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME,
THIS THE 30th day of October, 2023.

Notary Public
MY COMMISSION EXPIRES: 09/02/24
File No. G23-19845

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Victor Ayala (NAME)	Pinnacle Bank (NAME)	033-08-0-066.00
500 Grand Lagoon (STREET ADDRESS)	150 3rd Ave. South #1000 (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Nashville, TN 37201 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Marjorie C. Sharer, Trustee of Marjorie C. Sharer Revocable Living Trust dated October 16, 2001**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Victor Ayala, an unmarried man,** 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 located in Davidson County, Tennessee, being Lot Number 305 on the Plan of Gatewood, Section 2, of record in Plat Book 3700, Pages 144 and 145, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Marjorie C. Sharer, Trustee of the Marjorie C. Sharer Revocable Living Trust dated October 16, 2001, by Quitclaim Deed from Marjorie C. Sharer, dated 7/16/2019 and recorded 7/22/2019 in Instrument No. 20190722-0071536, and also by Quitclaim Deed dated 10/16/2001 and recorded 10/23/2001 in Instrument No. 20011023-0115640; and previously conveyed to Marjorie C. Sharer, unmarried, by Warranty Deed from Michael E. Cox and wife, Jennifer L. Cox, dated 12/18/2000 and recorded 12/20/2000 in Instrument No. 20001220-0124694, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2023 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 154 Hardaway Drive, Goodlettsville, TN 37072.

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 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. Whenever 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/our hand(s) this 30th day of October, 2023.

Marjorie C. Sharer Revocable Living Trust dated October 16, 2001

By: Marjorie C. Sharer, Trustee
Marjorie C. Sharer, Trustee

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Marjorie C. Sharer, Trustee of Marjorie C. Sharer Revocable Living Trust dated October 16, 2001, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Trustee of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at office this 30th day of October, 2023.

DAVID SHOLAR
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-19-2026

Notary Public My Commission Expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Steven T. Mollis 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 October 30, 2023 (date of document).

Affiant Signature

November 2, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 2nd day of November, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023