Karen Johnson Davidson County
Batch# 1068502 DEEDWARR
11/03/2023 01:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20231103-0086311

STEVEN G. WATERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Comm. Expires 01-28-2024

STEVEN G WATERS STATE OF TENNESSEE NOTARY PUBLIC ON COUNTY Expires 01-28-2024

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00

Affiant

Subscribed and sworn to before me, this 3RD DAY OF NOVEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Darrin J. Kuster and Kristian A. Kuster, husband and wife	New Owner (NAME)	
7163 Lama Terra Dr (ADDRESS)	(ADDRESS)	016-00-0-188.00
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Steven E. Gregory and wife, Lisa A. Gregory, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Darrin J. Kuster and Kristian A. Kuster, husband and wife , hereinafter called the Grantees, their heirs and assigns, that 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. 7 on the Plan of Ridgeview Estates, Section Two, Phase 1 of record in Plat Book 6900, Page 181, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Steven E. Gregory and wife, Lisa A. Gregory by Warranty deed from Wynns Construction Company of record in Book 7627, page 272, Register's Office for Davidson County, Tennessee, dated August 12, 1988 and recorded on August 16, 1988.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 7163 Lama Terra Dr, Goodlettsville, TN 37072
(House Number) (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 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.

Witness my/our hand(s) this 1st day of November, 2023.

WARRANTY DEED
(Continued)

Steven E. Gregory

Lisa A. Gregory

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steven E. Gregory and wife, Lisa A. Gregory, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of November, 2023.

Notary Public

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 2026

(SEAL)

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

CERTIFICATE OF AUTHENTICITY

I, Brenda Shelby 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 11-3-2023.

Brenda Shelby

AFFIANT

DATE: 11-3-2023

STATE OF TENNESSEE

COUNTY OF Sumner

SWORN to and subscribed before me this 3rd **day of** November, **2023.**

NOTARY PUBLIC

My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024