WARRANTY DEED

Karen Johnson Davidson County
Batch# 1086398 DEEDWARR
12/29/2023 08:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,434.86
20231229-0099944

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $387,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 4/29/2025

(AFFIX SEAL)

Crystal Johnson State of Tennessee Notary Public Sumner County

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
216 Centerview Drive, Suite 360, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joanne Rzeppa	Legacy Home Loans, LLC dba Steadfast Mortgage	086-12-0B-024.00
(NAME) 424 Elegance Way	(NAME) 2 Cadillac Drive	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Brentwood,TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **William Tyler Gilbert, unmarried and Ashtyn Michelle Turnbow, unmarried,** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Joanne Rzeppa, unmarried woman,** hereinafter called the GRANTEE(S), her 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 Unit No. 24 as shown on Exhibit A of the Declaration of Covenants, Conditions and Restrictions for Tulip Grove, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20161123-0123638, Register's Office for Davidson County, Tennessee, as amended in Instrument No. 20161123-0124072, and Instrument No. 20161130-0125792, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being the same property conveyed to William Tyler Gilbert, an unmarried man by Warranty Deed from Brian T. Burkhardt, a single man, dated 09/22/2020, of record in Instrument No. 20200923-0109018, Register's Office for Davidson County, Tennessee. FURTHER Being the same property conveyed to William Tyler Gilbert and Ashtyn Michelle Turnbow, joint tenants with right of survivorship by Quitclaim Deed from William Tyler Gilbert, unmarried, dated 09/22/2020, of record in Instrument No. 20201001-0113267, Register's Office for Davidson County, Tennessee. The said William Tyler Gilbert and Ashtyn Michelle Turnbow having divorced, Circuit Court for Davidson County, Tennessee Docket No. 23D-26.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 424 Elegance Way, Hermitage, TN 37076

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their assigns, againsD-26.t 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.

Effective the 27th day of December, 2023.

William Tyler Gilbert

Ashtyn Michelle Turnbow

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Tyler Gilbert and Ashtyn Michelle Turnbow, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 27th day of December, 2023.

Notary Public:
My Commission Expires: 3/9/2027

JOHN M. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
216 Centerview Drive, Suite 360
Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 12/21/2023 (date of document).

Affiant Signature

12/28/2023
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 28 day of Dec., 2023.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

