WARRANTY DEED

Karen Johnson Davidson County
Batch# 1131265 DEEDWARR
05/06/2024 11:38:30 AM 3 pgs
Fees: $18.00 Taxes: $2,286.60
20240506-0033083

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Cheatham
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $618,000.00

William Daniel Whitley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: 7/25/26
(AFFIX SEAL)

DANA L. AUSTIN NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William Whitley, ET UX	Same	053-11-0-003.00
(NAME) 306 Hurst Drive	(NAME)	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS)	
(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 Gregory Scott Gaines, Jeffrey Allen Gaines, Christopher Randall Gaines and Bradford Lee Gaines, hears at law for The Estate of Harold G. and Bettye O. Gaines**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **William Whitley and Mary Edith Whitley, husband and wife**, hereinafter called the GRANTEE(S), his/her/their 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 No. 59, Section 2, Fairway View Subdivision as shown by plat of record in Plat Book 2900, Page 100, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Paul E. Harris and wife, Ida M. Harris by Warranty Deed from Paul A. Martin and wife, Mary Jo Martin, dated 12/29/2004, of record in Instrument 20050103-0000314, Register's Office for Davidson County, Tennessee. The said Paul E. Harris died on 01/26/2004, leaving the said Ida M. Harris the sole surviving tenant by the entirety. The said Ida Maw (Keeton) Harris died testate on 10/03/2024, devising subject property to Brenda J. Dixon and Paul Morgan Harris, as evidenced in File No. 14P1742, Probate Court Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to Harold G. Gaines and wife, Bettye O. Gaines by Warranty Deed from Brenda J. Dixon a/K/a Brenda Jo (Harris) Dixon, and Paul Morgan Harris, dated 03/31/2015, of record in Instrument 20150402-0028677, Register's Office for Davidson County, Tennessee.

The said Harold G. Gaines died on 09/27/2021, leaving the said Bettye O. Gaines the sole surviving tenant by the entirety.

The said Bettye Ann Gaines died intestate on 03/29/2023, devising subject property to Christopher Gaines, as evidenced in File No. 23P748, Probate Court Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to Harold G. Gaines and wife, Bettye O. Gaines, by Warranty Deed from Brenda J. Dixon a/k/a Brenda Jo (Harris) Dixon, and Paul Morgan Harris, dated 03/31/2015 and recorded 04/02/2015 in Instrument Number 201504020028677, Register's Office for Davidson County, Tennessee. The said Harold G. Gaines having died on September 27, 2021, leaving Bettye O. Gaines as the surviving tenant by the entirety. The said Bettye O. Gaines having died intestate on March 29, 2023, her heirs at law being Gregory Scott Gaines, Jeffrey Allen Gaines, Christopher Randall Gaines and Bradford Lee Gaines, see Affidavit of Heirship filed of record in Record Book _____, Page _____ and Record Book _____, Page _____, said Register's Office and having been probated in the Chancery Court for Davidson County, Tennessee (File No: 23 P 748). TennCare release obtained 4/2/23 a copy of which can be found in the Chancery Court Probate File.

* 202405060033081 202405060033082

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 ☒ 306 Hurst Drive, Old Hickory, TN 37138
(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, 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.

Effective the 2nd day of May, 2024.

The Estate of Harold G. and Bettye O. Gaines

By: _____
Gregory Scott Gaines

By: _____
Jeffrey Allen Gaines

By: _____
Christopher Randall Gaines

By: _____
Bradford Lee Gaines

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gregory Scott Gaines, Jeffrey Allen Gaines, Christopher Randall Gaines and Bradford Lee Gaines, heirs at law of The Estate of Harold G. and Bettye O. Gaines, 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 2nd day of May, 2024.

_____
Notary Public:
My Commission Expires: 3.8.2025

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY TRACEY TRUMPHOUR

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Tennessee Certification of Electronic Document

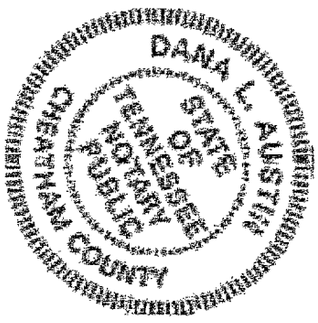
I, Elizabeth Levsen, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on May 2, 2024.

Elizabeth Levsen

Date: May 2, 2024

State of Tennessee
County of Cheatham

Sworn to and subscribed before me this May 2, 2024.



Notary Public
My Commission Expires: 7/25/26