WARRANTY DEED

Karen Johnson Davidson County
Batch# 1132260 DEEDWARR
05/08/2024 08:16:30 AM 3 pgs
Fees: $18.00 Taxes: $2,012.80
20240508-0033731

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $544,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of May, 2024

Notary Public

MY COMMISSION EXPIRES: 4/23/2025

(AFFIX SEAL)

Davidson County State of Tennessee Notary Public

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mark Uchino	Compass Mortgage, Inc.	119-12-0-068.00
(NAME)	(NAME)	
711 Drummond Drive	27755 Diehl Rd. Ste. 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Warrenville, IL 60555	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, we, **Drew Presley Gaw and Kayce Taylor Gaw, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark Uchino and Leslie Uchino, husband and wife,** 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:

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 57 on the Plan of Battlewood, Section One, as shown on plat of record in Book 1835, page 31, in the Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Stomping Ground Homes, LLC, by Warranty Deed from Ahmad Khansari, dated September 9, 2021, of record in Instrument No. 20210913-0122535, in the Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Drew Presley Gaw and Kayce Taylor Gaw, husband and wife, by Quitclaim Deed from Stomping Ground Homes, LLC, a Tennessee limited liability company, dated July 6, 2023, of record in Instrument No. 20230710-0052309, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 711 Drummond Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2024, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plan of record in Book 1835, page 31; Charter of record in Instrument No. 20201202-0140023; all of record in the Register's Office for Davidson County, Tennessee.

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 our hands this 3rd day of May, 2024.

Drew Presley Gaw

Kayce Taylor Gaw

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Drew Presley Gaw and Kayce Taylor Gaw, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 3rd day of May, 2024.

Notary Public
My Commission Expires: _____

File No.: 38466

POLLY E. LAVIT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2026

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 5/3/2024 (date of document).

Affiant Signature

5/7/2024
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 7 day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

Crystal Johnson
State of Tennessee
Notary Public
Sumner County