Karen Johnson Davidson County
Batch# 1132828 DEEDWARR
05/09/2024 09:30:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20240509-0034148

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $260,000.00

Affiant

Subscribed and sworn to before me, this 7 day of May, 2024.

Notary Public
My commission expires: 1-11-26

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Taylor Sauceman	New Owner	**136030A10600CO**
3880 Priest Lake Dr, Unit 22		
Nashville, TN 37217		

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 HEREBY ACKNOWLEDGE, WE,

Erin Dias, Trustee of The 3880 Priest Lake Dr Unit 22 Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Taylor Sauceman, a single woman

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 in Davidson County, Tennessee, being Townhouse No. 22 (erroneously referred to as Townhouse No. 2 in prior deed), Building No. 20, on the Plan of Priest Lake Park Condominium Townhouses, Phase 1, of record in Book 4460, Page 88, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Erin Dias, Trustee of The 3880 Priest Lake Dr Unit 22 Trust, by Warranty Deed from Joey Kachinko and John Kachinko and Tony Barnes, dated November 30, 2023, of record in Instrument No. 20231204-0093064, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Carolyn S Kachinko, unmarried, by Quitclaim Deed from Carolyn S Kachinko, unmarried, and Anthony Gavin Barnes, married, as tenants in common with rights of survivorship, dated September 29, 2016, of record in Instrument No. 20161005-0105504, in the Register's Office for Davidson County, Tennessee. Carolyn Kachinko died unmarried and intestate on August 27, 2020, leaving Joey Kachinko, John Kachinko, and Tony Barnes as her sole heirs. Reference is hereby made to Affidavits of Heirship of record in Instrument No. 20231204-0093062 and Instrument No. 20231204-0093063, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 3880 Priest Lake Dr, Unit 22, Nashville, TN 37217.

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 in 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.

_____ Date: 5/7/24

The 3880 Priest Lake Dr Unit 22 Trust
By: Erin Dias
It's: Trustee

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Erin Dias** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is TRUSTEE OF The 3880 Priest Lake Dr Unit 22 Trust and that she is authorized by The 3880 Priest Lake Dr Unit 22 Trust to execute this instrument on its behalf.

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Witness my hand, at office, this 7 day of May, 2024.

_____
NOTARY PUBLIC

My Commission Expires: 1-11-26

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 7, 2024 (date of document)

Regina Sullo
Affiant Signature

May 9, 2024
Date

State Of TN
County of Davidson

Sworn and subscribed before me this 9th day of May, 2024

Mary E. Armor
Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COM... 2026

202405090034148