Karen Johnson Davidson County
Batch# 1134892 DEEDWARR
05/15/2024 12:22:30 PM 5 pgs
Fees: $28.00 Taxes: $2,035.00
20240515-0035961

WARRANTY DEED

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF May, 2024.

Notary Public

MY COMMISSION EXPIRES: December 19, 2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
1524 Williams Dr. Suite 202
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brian Scott Gavan Sela Renee Gavan	Fairway Independent Mortgage Corp	049150E00200CO
(NAME) 547 Green Lane	(NAME) 4750 S. Biltmore Lane	
(ADDRESS) White Creek, TN 37189	(ADDRESS) Madison, WI 53718	
(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, I/we **Amanda Thompson, an unmarried woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Brian Gavan AKA Brian Scott Gavan and Sela Renee Gavan, 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Being the same property conveyed to Amanda Thompson by Quitclaim Deed from Douglas Thompson dated March 27, 2024 and filed of record as Instrument No. 202405150035960, Register's Office for Davidson County, Tennessee..

This conveyance is subject to:

SEE EXHIBIT "B" FOR EXCEPTIONS

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, (6) other matters of public record, and (7) Subject to easements, restrictions, covenants, agreements, and mineral exceptions, if any, of record.

unimproved ☐

This is improved ☒ 547 Green Lane, Whites Creek, TN 37189

(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 14th day of May, 2024

Amanda Thompson

State of Virginia
County of ~~County~~ City Harrisonburg

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Amanda Thompson,** 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 he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 27 day of March, 2024

Notary Public:
My Commission Expires: Feb. 28, 2026

ALICIA ALVAREZ
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES FEB. 28, 2026
COMMISSION # 7974848

RETURN TO:
Stewart Title Company Tennessee Division
1524 Williams Dr. Suite 202
Murfreesboro, TN 37129

EXHIBIT "A"
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. 547 on the Plan of 545 & 547 Green Lane Townhomes, A Horizontal Property Regime with Private Element of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20191001-0099840, 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 Christopher Heinz and Jacob Heinz, a married couple by Warranty Deed from Kudzu Real Estate, Inc., dated 06/23/2021, of record in Instrument No. 20210625-0086489, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Amanda Thompson, unmarried and Douglas Thompson, married by Warranty Deed from Christopher Heinz and Jacob Heinz, a married couple, dated 06/03/2023, of record in Instrument No. 20230626-0048356, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
LEGAL DESCRIPTION

Covenants, conditions, easements and restrictions recorded in Instrument No. 20191001-0099840, in the Register's Office for Davidson County, Tennessee.

Deed with Easement including terms and conditions thereof as recorded in Book 7078, Page 344, in the Register's Office for Davidson County, Tennessee.

Sanitary Sewer/ Storm Drainage Easement including terms and conditions thereof as recorded in Book 7477, Page 728, in the Register's Office for Davidson County, Tennessee.

202405150035961

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 5-14-2024.

Affiant Signature

5-14-2024
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 14 day of May, 2024.

CINDY PERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
(SEAL)

Notary Public

My Commission Expires: 4-19-2027

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