WARRANTY DEED

Karen Johnson Davidson County
Batch# 1165559 DEEDWARR
08/02/2024 08:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20240802-0058626

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: 3. 8. 2025

(AFFIX SEAL)

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 David Wade	William David Wade	044-09-0B-038.00
(NAME) 2155 Bayport Avenue	(NAME) 2155 Bayport Avenue	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Old Hickory, TN 37138	
(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 Donna Gurchiek , Trustee of the Donna Gurchiek Living Trust dated November 19, 2019**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **William David Wade, a single man**, 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 in Davidson County, Tennessee, being Unit No. 38, Phase 1, on the Plan of Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190423-0037385, amended in Instrument Nos. 20190627-0062402 and 20200116-0005698, and Attorney's Certificate in Instrument No. 20200406-0036201, and furhter amended in Instrument No. 20201203-0140753, Instrument No. 20210224-0022939, and Instrument No. 20210825-0115036, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Rowhouses at Robinson Road, shown on Exhibits "C1" and "C211 to the First Amendment of record in Instrument No. 20190627-0062402, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Donna C. Gurchiek, a single woman by Warranty Deed from Craighead Partners, LLC, a Tennessee limited liability company, dated 05/29/2020, of record in Instrument No. 20200601-0056054, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Donna Gurchiek, Trustee of The Donna Gurchiek Living Trust by Quitclaim Deed from Donna C. Gurchiek, dated 07/28/2020, of record in Instrument No. 20200813-0090398, Register's Office for Davidson County, Tennessee.

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 ☒ 2155 Bayport Avenue, 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 30th day of July, 2024.

Donna Gurchiek Living Trust dated November 19, 2019

By: _____
Donna Gurchiek, Trustee

State of Florida
County of Bay

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Donna Gurchiek, Trustee of the Donna Gurchiek Living Trust dated November 19, 2019 with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and Official seal at office on this 30th day of July, 2024.

_____
Notary Public:

My Commission Expires: 08-20-2026

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

CHANNING D LIPTROT
Notary Public - State of Florida
Commission # HH 281048
My Comm. Expires Aug 20, 2026

By means of [X] physical presence or [ ] online notarization

$3.60 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Kim Rogers do hereby make oath that I am a licensed attorney and/or 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 July 30, 2024.

Affiant
Date: July 30, 2024

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 30 day of July, 2024

Notary Public

My Commission Expires: 3-8-25

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY