Karen Johnson Davidson County
Batch# 1187304 DEEDWARR
09/27/2024 02:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,605.80
20240927-0075173

Name and Address of New Owner:
Samuel Kilgore Gailmard and Darby Rae Trotter
201 Hollywood Street Goodlettsville, TN 37072

Send Tax Bills To:
Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707

This Instrument Prepared By and Requested By:
William M. Johnson
Governors Land and Title
664 Sango Road Clarksville, TN 37043

Map & Parcel No: 026-05-0-098

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Whitney Lloyd, a single person**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Samuel Kilgore Gailmard, an unmarried man and Darby Rae Trotter, an unmarried woman, as joint tenants with right of suvivorship**"the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 1 and the Westerly one-half of Lot No. 2 on Block I of the THIRD ADDITION, ROSCOE PLACE as of record in Plat Book 843, Page 74, Register's Office for Davidson County, Tennessee.

Said Lots front together 75 feet on the South side of Hollywood Street and run back between parallel line 150 feet to a dead line and show 75 feet on the rear.

Being the same property conveyed to Whitney Lloyd, an unmarried woman by Warranty Deed dated November 17, 2021 from Dawn D. Milanovich, an unmarried woman, recorded November 23, 2021, in Instrument Number 20211123-0155592, in the Official Records of Davidson County, Tennessee.

This property is known as **201 Hollywood Street, Goodlettsville, TN 37072**

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 23rd day of September, 2024.

AF

_____(SEAL)
Whitney Lloyd

OFFICIAL STAMP
AMY MELISSA FLACK
NOTARY PUBLIC - OREGON
COMMISSION NO. 1026935
MY COMMISSION EXPIRES AUGUST 02, 2026

STATE OF ~~TENNESSEE~~ Oregon ~~AF~~
COUNTY OF ~~MONTGOMERY~~ Washington

On this ~~27th~~ 23rd ~~AF~~ day of September, 2024, before me personally appeared Whitney Lloyd, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ~~27th~~ 23rd ~~AF~~ day of September, 2024.

_____
Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $434,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

OFFICIAL STAMP
AMY MELISSA FLACK
NOTARY PUBLIC - OREGON
COMMISSION NO. 1026935
MY COMMISSION EXPIRES AUGUST 02, 2026

STATE OF ~~TENNESSEE~~ Oregon
COUNTY OF ~~MONTGOMERY~~ Washington

Sworn to and subscribed before me this ~~27th~~ 23rd day of September, 2024.

_____
Notary Signature
My commission expires:

True Copy Certification

I, **Tonya Cherry,** 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 this the 23 day of September, 2024.

Affiant Signature
Date 9/27/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 27 day of September, 2024.

Notary's Signature
MY COMMISSION EXPIRES:

