Karen Johnson Davidson County
Batch# 1222912 DEEDWARR
01/02/2025 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $3,015.50
20250102-0000413

Warranty Deed

KEMBERLY POWELL STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $815,000.00. Affiant Subscribed and sworn to before me, this the 20th day of December, 2024. Notary Public My commission expires: 4.23.25

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jeffrey Friese Banet and Karen Joanne Gauthier	Bay Equity LLC ~~New Owner(s)~~	072-16-1M-002.00
1819B Tammany Drive	2300 Clayton Rd Ste 1300	
Nashville, TN 37216	Concord CA 94520	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **TYLER GLEN DIVIN AND MEGHAN R. DIVIN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEFFREY FRIESE BANET AND KAREN JOANNE GAUTHIER**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Home at 1819 Tammany Drive of record as Instrument No. 20230307-0016371, and being shown on Plat attached thereto as Exhibit "C", ~~in the~~ the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Tyler Glen Divin and Meghan R. Divin, husband and wife by Warranty Deed from Samantha Serley, a single woman of record as Instrument No. 20220719-0082474 in the Register's Office for Davidson County', Tennessee, dated June 16, 2022 and recorded on July 19, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1819B Tammany Drive, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of December, 2024.

12/20/2024

Tyler Glen Divin

12/20/2024

Meghan R. Divin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, via audio/video communication, the undersigned, a Notary Public in and for the County and State, the within named Tyler Glen Divin and Meghan R. Divin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20th day of December, 2024.

Notary Public

My Commission Expires:

03/03/2025

Pavaso, Inc.

E-signed by Drew Bandy on December 20, 2024 09:04 AM CST

DREW BANDY
State of Tennessee
Online Notary Public
County of Davidson
My Commission Expires:
March 03, 2025

Notarized remotely via audio/video communication

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 12/20/24 (date of document).

Affiant Signature

1/02/25

Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 2nd day of January, 2025.

Notary's Signature

My Commission Expires: 3/1/25

Notary's Seal

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY