Karen Johnson Davidson County
Batch# 1305828 DEEDWARR
08/04/2025 01:41:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20250804-0061598

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $600,000.00

Karen Free
Affiant

Subscribed and sworn to before me, this 4th day of August, 2025.

Jennifer Russell
Notary Public
My commission expires: 01/30/2029

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Erin Dias, Trustee of The 700 Summerwind Circle Trust	**New Owner**	**131060B05700CO**
PO BOX 695	**PO BOX 695**	
Madison, TN 37116	**Madison, TN 37116**	

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,

Allen N. Gaiser, Trustee of The Gaiser Family Trust UAD September 9, 2024

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

Erin Dias, Trustee of The 700 Summerwind Circle Trust

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 Lot No. 53, Plan of Burton Hills Village of Summerwind, Tract 12, of record in Book 6250, Page 811, 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 Gaiser Family Trust dated September 9, 2024, by Quitclaim Deed from Allen N Gaiser, dated September 29, 2024, of record in Instrument No. 20240909-0069409, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Allen N Gaiser and wife, Sandra B Gaiser, by Warranty Deed from William B Owen and wife, Jean M Owen, dated May 28, 1996, of record in Book 10079, Page 2, in the Register's Office for Davidson County, Tennessee. Sandra B Gaiser died October 10, 2006 leaving Allen N Gaiser as the sole surviving tenant.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

HOA Charter of record in Book 6778, Page 505, as amended in Book 6921, Page 212, said Register's Office.

HOA Common Area Quitclaim Deed of record in Book 6917, Page 708, said Register's Office.

Easements of record in Book 4298, Page 491, said Register's Office.

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 700 Summerwind Circle, Nashville, TN 37215.

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: 8/1/25
Allen N. Gaiser
Trustee of The Gaiser Family Trust UAD September 9, 2024

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Allen N. Gaiser** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is the Trustee of The Gaiser Family Trust UAD September 9, 2024 and that he is authorized by The Gaiser Family Trust UAD September 9, 2024 to execute this instrument on its behalf.

Witness my hand, at office, this 5T day of August 2025.

MARK B. LEEDOM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/08/2029
DAVIDSON COUNTY

_____
NOTARY PUBLIC

My Commission Expires: 5/8/29

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 8/1/25 (date of document).

Jennifer Russell
Affiant Signature

8/4/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 4th August day of ~~July~~ 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

