| FOR OFFICIAL USE | STATE OF TENNESSEE<br>COUNTY OF **Davidson**<br><br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **225,000.00**.<br><br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME THIS 31. DAY OF July, 2019<br><br>Notary Public<br>MY COMMISSION EXPIRES: 10/20/20<br>(AFFIX SEAL) |
|---|---|

Karen Johnson Davidson County
Batch# 274364 DEEDWARR
08/21/2019 09:15:47 AM 7 pgs
Fees: $38.00 Taxes: $832.50
20190821-0083827

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

# *WARRANTY DEED*

*This Instrument Prepared By and Return To:*

FOUR STAR TITLE LLC

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #19-2343

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Terrence Gibson and Jewyl Gibson, a married couple** | New Owner | **029-00-0-138** |
| (NAME)<br>**5743 Eatons Creek Road** | (NAME) | |
| (ADDRESS)<br>**Joelton, TN, 37080** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, WE, **The Estate of Frances A. Green by Daryl Yoes, Gary Ingram, Chris Ragan, Julie Brown, Kevin Yoes, Judy Spencer, Barry Yoes, Kathy Rigsby, Kimberly Wix, Sonya Cook, and Dawson Yoes** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Terrence Gibson and Jewyl Gibson, a married couple,** 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:

Beginning at a spike 10 feet West of the center of Eaton's Creek Road this point being Harris Bennett's North East corner; thence N. 87 degrees 15 feet W 535 feet to a stake in John B. Aita's East Boundary line this stake is on the East bank of branch; thence running with John B. Aita's East line N 9 degree E 181.5 feet to a stake on the West bank of branch; thence N 4 degrees E 155 feet to an iron pin at the corner of a wire fence; thence S 87 degrees 15 feet E

403 feet, following a wire fence to a stake; thence S 73 degrees E 238 feet to a spike in center of Eatons Creek Road; thence running in the road S 26 degrees W 306 feet to the beginning containing 4.46 Acres. This land is located in the 14th Civil District of Davidson County, State of Tennessee according to a survey by C. J. Carney dated April 21, 1955,
The Estate of Frances A. Green

Being the same property conveyed to Frances A. Green by Deed dated October 11, 2018 from Frances A. Green, Trustee of the Frances A. Green Revocable Living Trust, with full power to sell, transfer lease, mortgage or encumber without the joiner of any beneficiary, recorded February 8, 2019, in Instrument Number 20190208-0012193, in the Register's Office of Davidson County, Tennessee.

Frances A. Green having since passed away on February 16, 2019.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

Unimproved ☐
This is improved ☒ property, known as **5743 Eatons Creek Road, Joelton, TN 37080**
(House Number) (Street) (City, State) (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 heirs and 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, representatives and assigns, 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 plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed on this the day of **,2019.**

**Daryl Yoes**

STATE OF **TENNESSEE**
COUNTY OF Davidson

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Daryl Yoes** with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 31 day of July **, 2019.**

MICHELE MAZZANTI STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My Commission Expires: 10/20/20

Gary Ingram

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Gary Ingram** with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 31 day of July, **2019**.

MICHELE MAZZANTI STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My Commission Expires: 10/20/20

**Chris Ragan**

STATE OF **TENNESSEE**
COUNTY OF Davidson

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Chris Ragan** with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 31 day of July, **2019**.

MICHELE MAZZANTI STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My Commission Expires: 10/20/20

**Julie Brown**

STATE OF **TENNESSEE**
COUNTY OF Davidson

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Julie Brown** with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 31 day of July, **2019**.

NOTARY PUBLIC

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 10/24/20

**Kevin Yoes**

STATE OF **TENNESSEE**
COUNTY OF Davidson

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Kevin Yoes** with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 31 day of July, **2019**.

NOTARY PUBLIC

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 10/24/20

**Judy Spencer**

STATE OF **TENNESSEE**
COUNTY OF Davidson

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Judy Spencer** with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 31 day of July, **2019**.

MICHELE MAZZANTI STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My Commission Expires: 10/26/20

**Barry Yoes**

STATE OF **TENNESSEE**
COUNTY OF Davidson

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Barry Yoes** with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 31 day of July, **2019**.

MICHELE MAZZANTI STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My Commission Expires: 10/26/20

**Kathy Rigsby**

STATE OF **TENNESSEE**
COUNTY OF Davidson

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Kathy Rigsby** with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 31 day of July, **2019.**

MICHELE MAZZANTI STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My Commission Expires: 10/24/20

**Kimberly Wix**

STATE OF **TENNESSEE**
COUNTY OF Davidson

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Kimberly Wix** with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 31 day of July, **2019.**

MICHELE MAZZANTI STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My Commission Expires: 10/24/20

**Sonya Cook**

STATE OF **TENNESSEE**
COUNTY OF David Son

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Sonya Cook** with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 31 day of July , 2019.




NOTARY PUBLIC

My Commission Expires: 10/26/20

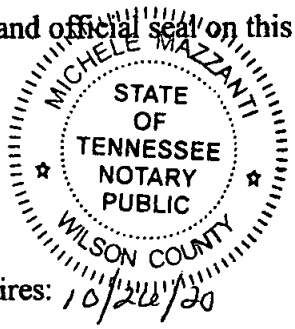
Dawson Yoes

**Dawson Yoes**

STATE OF **TENNESSEE**
COUNTY OF Davidson

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Dwason Yoes** with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 31 day of July , 2019.




NOTARY PUBLIC

My Commission Expires: 10/26/20