NEW OWNER:

CHAD FREDERICK STUIBLE
921 MITCHELL ROAD
NASHVILLE, TN 37206

SEND TAX BILLS TO:
Angel Oak Home Loans, LLC
205 Powell Place, Suite 210
Brentwood, TN 37027

Map & Parcel 08308018200

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087

FILE NO: 19-1942

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 352970 DEEDWARR
02/04/2020 11:14:30 AM 4 pgs
Fees: $23.00 Taxes: $1,202.50
20200204-0012823

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Twenty-Five Thousand and 00/100 Dollars ($325,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **SHARON GALE ELROD, INDIVIDUALLY AND AS EXECUTRIX OF THE ESTATE OF THOMAS LEROY GASKINS, and THOMAS RICHARD GASKINS and BRIAN NELSON GASKINS,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **CHAD FREDERICK STUIBLE and MIKAH WYMAN STUIBLE, husband and wife,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all Lot No. 181, Section Five, Rosewood Heights, as shown on the plat of the same of record in Plat Book 2331, Page 39, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to Thomas Leroy Gaskins and wife, Billie Loretta Gaskins by Warranty Deed from Edward N. Pennington and wife, Rosa Lee Pennington, dated September 12, 1956, and of record in Book 2594, Page 141, Register's Office for DAVIDSON County, Tennessee. Thomas Leroy Gaskins and Billie Loretta Gaskins remained married, without intervening divorce or legal separation from the time of acquisition of the property herein until the death of Billie Loretta Gaskins on September 26, 2008; therefore, Thomas Leroy Gaskins was the surviving tenant by the entirety to the property herein. Thomas Leroy

Gaskins is now deceased, having died a widower on June 21, 2019 in Davidson County, Tennessee. For further reference to title, see the Last Will and Testament of Thomas Leroy Gaskins, of record in Docket #19P1933, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, whereby the property herein was devised to his children: Sharon Gale Elrod, Thomas Richard Gaskins and Brian Nelson Gaskins.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as **921 MITCHELL ROAD, NASHVILLE, TN 37206**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 2331, Page 39, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 3rd day of February, 2020.

ESTATE OF THOMAS LEROY GASKINS

By: Sharon Gale Elrod, Executrix
Sharon Gale Elrod, Executrix

Sharon Gale Elrod
SHARON GALE ELROD

Thomas Richard Gaskins
THOMAS RICHARD GASKINS

Brian Nelson Gaskins
BRIAN NELSON GASKINS

By: Sharon Gale Elrod, Attorney in Fact
Sharon Gale Elrod, Attorney in Fact pursuant to Power
Of Attorney of record at Instrument No. 202002040012822

202002040012823

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **SHARON GALE ELROD, INDIVIDUALLY AND AS EXECUTRIX OF THE ESTATE OF THOMAS LEROY GASKINS, and THOMAS RICHARD GASKINS,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 3rd day of February, 2020.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-18-2022

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **SHARON GALE ELROD**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument on behalf of, and as attorney-in-fact for, **BRIAN NELSON GASKINS,** the within-named bargainor, as the free act and deed of the said **BRIAN NELSON GASKINS.**

WITNESS my hand and official seal at office, this 3rd day of February, 2020.

NOTARY PUBLIC

My commission expires:_____

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-18-2022

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The actual consideration or value, whichever is greater, for this transfer is **$325,000.00.**

AFFIANT

Sworn to and subscribed to before me this 3rd day of February, 2020.

NOTARY PUBLIC

My commission expires: 7/5/21

MISTY M. NEWCOMB STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

True Copy Certification

I, Steve Berneman do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Sondra Moungey a notary public for this county and state, Steve Berneman acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2-23-2021
Notary Seal (if on paper)

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021