Karen Johnson Davidson County
Batch# 399616 DEEDWARR
05/13/2020 12:21:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200513-0049675

Commitment Number: 37013

After Recording, Send To:
BOSTON NATIONAL TITLE
400 ROUSER RD, BLD 2, STE 101
CROAOPOLIS, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170. File Number: 37013.

New Property Owner/Mail Tax Statements To:
Katie Ellis and **Andy Gibbon, wife and husband,** 7417 E. Winchester Drive, Antioch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
151 10 0A 078.00

GENERAL WARRANTY DEED

Katie Ellis and **Andy Gibbons**, now married, hereinafter grantors, whose tax-mailing address is **7417 W Winchester Drive, Antioch, TN 37013**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant, with general warranty covenants to **Katie Ellis** and **Andy Gibbons,** wife and husband, for their joint lives, with the remainder to the survivor of them, hereinafter grantees, whose tax mailing address is **7417 E. Winchester Drive, Antioch, TN 37013**, the following real property:

A certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit: Land in Davidson County, Tennessee, being Lot No. 295, on the Plan of Phase I, Villages of Long Hunter, P.U.D. Final Subdivision, as shown by plat of record in Plat of record in Instrument No. 20010123-0006894, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.
Property Address is: 7417 E. Winchester Drive, Antioch, TN 37013

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 20170208-0013153 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 151 10 0A 078.00

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on 25 April, 2020:

Katie Ellis

Katie Ellis

~~Andy Gibbons~~

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 25 April, 2020 by **Katie Ellis** and **Andy Gibbons** who are personally known to me or have produced Driver Lics as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth ~~in this instrument~~.

Notary Public

DEREK TRUELOVE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 3/4/2024

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of TN
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is > 1, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 25 day of April, 20 24.

(Seal)

DEREK TRUELOVE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 3/4/2024

Katie Ellis
Affiant

Katie Ellis
Print Name

Notary Public

My commission expires:

3.4.24

Derek Truelove
Print Name

True Copy Certification

I, BRADY HOWELL, 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 PENNSYLVANIA

County of ALLEGHENY

Personally appeared before me, [Name of Notary] TRACY L SUTER, a notary public for this county and state, [name of person making certification] BRADY HOWELL who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10-24-21

Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Tracy L. Suter, Notary Public
Moon Twp., Allegheny County
My Commission Expires Oct. 24, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES