Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 41-SB-VRES-20905

ADDRESS NEW OWNER AS:
Patrick W. Schanzenbacher
905 Ridgewest
Hermitage, TN 37076

SEND TAX BILLS TO:
New Owner

Map 074-04-0
Parcel 092.00

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
516 S Main Street
Springfield, Tennessee 37172

Karen Johnson Davidson County
Batch# 443932 DEEDWARR
07/24/2020 02:56:29 PM 2 pgs
Fees: $13.00 Taxes: $851.00
20200724-0081719

THIS DEED OF CONVEYANCE, executed and delivered by **ESTATE OF ARNOLD GIBSON, JR.,** hereinafter called the Grantor, to **PATRICK W. SCHANZENBACHER**, a single man, hereinafter called the Grantee;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and does by these presents hereby sell, transfer and convey unto the said Grantee, heirs and assigns, a certain tract or parcel of land located in the Civil District of Davidson County, Tennessee, being more particularly described as follows, to-wit:

Being Lot No. 43 on the Plat of Hermitage Hills, Section 12, as of record in Book 4675, Page 125, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

RESTRICTIONS: The above described property is subject to the Restrictions appearing of record in Book 4820, Page 611, Book 4960, Page 506, Book 4969, Page 667, of record in the Register's Office for Davidson County, Tennessee, and to easements, setback lines, notes, environmental and conservation notes and all other matters as indicated on the Final Plat of Hermitage Hills, Section 12, as of record in Book 4675, Page 125, in said Register's Office.

Being the same property conveyed to Arnold Gibson and wife, Gladys E. Gibson by deed from Eldora L. Rising, dated September 8, 2000, of record in Instrument No. 20000912-0090294, Register's Office for Davidson County, Tennessee. Gladys E. Gibson died January 3, 2020 thereby vesting title solely in Arnold Gibson as surviving tenant by the entirety. The aforesaid Arnold Gibson is one and the same person as Arnold Gibson, Jr. Arnold Gibson, Jr., died April 16, 2020, testate, a citizen and resident of Davidson County, Tennessee. By the terms of his Last Will and Testament, of record at Docket #20P650, Probate Court for Davidson County, Tennessee, Arnold Gibson, Jr. instructed his Executor to sell the real estate conveyed herein and vested the Executor with full power and authority to sell the property. Kenneth Head is the properly appointed Executor for the Estate of Arnold Gibson, Jr.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantee, heirs and assigns.

The Grantor further covenants with the Grantee, heirs and assigns, that it has a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantor further covenants with the Grantee that it will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantor has hereunto set its signature on the date indicated in the notary acknowledgement below.

Estate of Arnold Gibson, Jr.,

By: Kenneth M. Head Exe.
KENNETH M. HEAD, EXECUTOR

STATE OF FLORIDA)
COUNTY OF BAY)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kenneth M. Head** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he is the properly appointed Executor of the Estate of Arnold Gibson Jr., and that he executed the foregoing instrument as such Executor on behalf of said estate for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 21st day of July, 2020.

Scott Colvin
NOTARY PUBLIC

My Commission Expires: 01/25/2021

SCOTT DOUGLAS COLVIN
Commission # GG 065950
Expires January 25, 2021
Bonded Thru Troy Fain Insurance 800-385-7019

****

STATE OF TENNESSEE)
COUNTY OF Davidson)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$230,000.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and SWORN to before me this the 22nd day of July, 2020.

NOTARY PUBLIC/Register

My Commission Expires:

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024