Karen Johnson Davidson County
Batch# 467933 DEEDWARR
09/01/2020 10:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20200901-0099085

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-8450-SM

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Affiant

Subscribed and sworn to before me, this the 4th day of September, 2020.

Notary Public
My Commission Expires:

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Dennis Caveny and Danielle Caveny 9128 Carissa Drive Brentwood, TN 37027	New owner	181-11-0B-114.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Benoit Gilbert and Doris Gilbert, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Dennis Caveny and Danielle Caveny, husband and wife**, hereinafter called the Granteestheir 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. 114 on the Plan of Final Plat, Concord Place II, Phase 3, Carter Property of record in Instrument No. 20080808-0082075, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Benoit Gilbert and Doris Gilbert, husband and wife, by Warranty Deed from Centex Homes, a Nevada General Partnership, of record in Instrument No. 20091028-0099408, Register's Office for Davidson County, Tennessee, dated October 23, 2009 and recorded on October 28, 2009.

Benoit Joseph Gilbert and Linda Marielle Bourke execute this instrument on behalf of Doris Gilbert as her Co-Conservators. The sale of Doris Gilbert's interest in the subject property described herein, the appointment of her Co-Conservators and their authority to sell the property on her behalf was approved pursuant to Order Approving Sale of Real property in the Chancery Court of Williamson County, Tennessee, Case No. C11030.

This is ☒ improved or ☐ unimproved property located at: **9128 Carissa Dr, Brentwood, TN 37027.**

This conveyance is made subject to 1) Property taxes for the year 2020, and thereafter, a lien not yet due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantors paying their prorated share thereof to the Grantees who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 is 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. Whenever 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, Grantor has executed this instrument on this 4th day of September, 2020.

GRANTOR:

Benoit Gilbert

Benoit Gilbert

DORIS GILBERT BY Benoit Joseph Gilbert CO-CONSERVATOR

Doris Gilbert by Benoit Joseph Gilbert, as her Co-Conservator

Doris Gilbert by Linda Marielle Bourke, as her co-conservator

Doris Gilbert by Linda Marielle Bourke, as her Co-Conservator

STATE OF TENNESSEE
COUNTY OF Williamson

JAKE MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Benoit Gilbert, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 4th day of September, 2020.

Notary Public
My Commission expires: 9-24-22

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Benoit Joseph Gilbert and Linda Marielle Bourke, Co-Conservators for Doris Gilbert, with whom I am personally acquainted, and who acknowledged that they executed the within instrument in the capacity and for the purposes therein contained.

WITNESS my hand and seal at office this 4th day of September, 2020.

JAKE MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-24-22

True Copy Certification

I, Russell J. McCann, 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 Williamson

Personally appeared before me, Alicia Hamilton, a notary public for this county and state, Russell J. McCann 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: _____

Notary' Seal

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 26, 2021