Karen Johnson Davidson County
Batch# 501461 DEEDWARR
10/26/2020 10:04:30 AM 3 pgs
Fees: $18.00 Taxes: $971.25
20201026-0123630

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES:
5/17/21
(AFFIX SEAL)

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

**PREPARED BY:**
**Realty Title & Escrow Company, Inc.**
**1285 North Mt. Juliet Rd**
**Mt. Juliet, TN 37122**

**06-NSH20-00475**

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Burkett Homes Inc.<br>Post Office Box 2282,<br>Hendersonville, TN 37075 | Burkett Homes Inc.<br>Post Office Box 2282,<br>Hendersonville, TN 37075 | 083-04-0-132.00 |

# WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Teresa Anne Murphy, heir at law of Mary N. Gibson, deceased and Mark S. Gibson, heir at law of Mary N. Gibson, deceased**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Burkett Homes Inc.**, hereinafter called the Grantees, their successors 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. 5, on the plan of Rosebank Park, as shown by plat of record in Book 1835, Page 26, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

24 month chain of title:

Being the same property conveyed to Mary N. Gibson by deed from Joseph Ben Clark, Jr. and wife, Corinne Cripps Clark, March 23, 1972, recorded March 28, 1972, of record in Book 4587, Page 803, in the Register's Office for Davidson County, Tennessee. The said Mary N. Gibson, died divorced and testate on October 19, 2016. Teresa Anne Murphy and Mark S. Gibson are the heirs at law of Mary N. Gibson, deceased.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 1237 Preston Drive, Nashville, TN 37206

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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.

WITNESS my hand this 21 day of October 2020

Teresa Anne Murphy, heir at law of Mary N. Gibson, deceased

BY: Teresa Anne Murphy
Teresa Anne Murphy
Heir-At-Law

Mark S. Gibson, heir at law of Mary N. Gibson, deceased

BY: Mark S Gibson
Mark S. Gibson
Heir-At-Law

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Teresa Anne Murphy, heir at law of Mary N. Gibson, deceased and Mark S. Gibson, heir at law of Mary N. Gibson, deceased**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 21 day of October 2020.

Jason C. Nguyen
Notary Public

My Commission expires: 5/17/21

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

# True Copy Certification

I, Megan Kriner, 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 Wilson

Personally appeared before me, Jason C. Nguyen, a notary public for this county and state, Megan Kriner, 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: 5/17/21

{Notary' Seal}

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY