Karen Johnson Davidson County
Batch# 552813 DEEDWARR
01/12/2021 11:33:30 AM 3 pgs
Fees: $18.00 Taxes: $444.00
20210112-0005330

**Prepared By & Return To:**
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
20-2950TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6th day of January, 2021.

Notary Public

My Commission Expiration: 4-17-2023

DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-17-2023

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL: |
|---|---|---|
| Donald Preston<br>515 Basswood Ave. N139<br>Nashville, TN 37209 | **SAME AS NEW OWNER.** | 090 11 0A 139.00 |

## WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **James B. Gibson, Jr and wife, Karen Gibson** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Donald Preston, an Unmarried Man** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property known as 515 Basswood Ave. N139 Nashville, TN 37209, County of Davidson to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. N-139 of Rock Harbor Condominiums of record in Book 6153, Page 421, in the Register's Office for Davidson County, Tennessee, together with an undivided interest in all common elements of Rock Harbor Condominium Association, all as described in Book 6153, Page 421 and restated in Book 6162, Page 251 and by Amendments in Book 6896, Page 661, Book 7369, Page 206 and Instrument No. 20060712-0083758, said Register's Office.

Being the same property conveyed to James B. Gibson, Jr and wife, Karen Gibson, by deed from James B. Gibson, Jr. dated 09/12/2011 filed and recorded 09/21/2011 of record as Instrument No. 20110921-0073111, said Register's Office.

Tax Map and Parcel ID is as follows 090 11 0A 139.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

**This is improved property known as: 515 Basswood Ave. N139, Nashville, TN 37209**

**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 unemcumbered, 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. 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.**

LTE File No.: 20-2950TN

Witness my hand this 6th day of January, 2021.

James B. Gibson, Jr.

Karen Gibson

STATE OF Florida
COUNTY OF Hillsborough

On this 6th day of January, 2021, before me personally appeared **James B. Gibson and Karen Gibson**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

FLDL G125-442-64-363-0

FLDL G125-511-65-2026

Witness my hand and official seal at office this 6th of January, 2021.

Notary Public

Commission Expiration: 05-28-2023

SIEANNA VIQUEZ
MY COMMISSION # GG 339029
EXPIRES: May 28, 2023
Bonded Thru Notary Public Underwriters

LTE File No.: 20-2950TN

# True Copy Certification

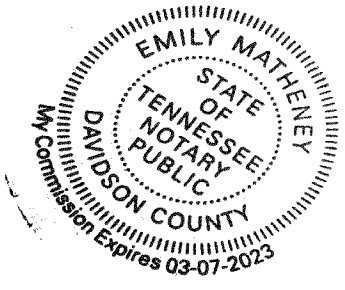
I, **Michelle Mitchell**, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration here with and that this is a true and correct copy of the original document executed and authenticated according to law.

**Michelle Mitchell**

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Emily Matheney,** a notary public for this county and state, **Michelle Mitchell,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

**Emily Matheney**
My Commission Expires: 03/07/2023




SEAL