Karen Johnson Davidson County
Batch# 555557 DEEDWARR
01/15/2021 12:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20210115-0007204

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Rutherford

The actual consideration or value, whichever is greater for this transfer is: $350,000

Affiant Signature

Subscribed and sworn to before me on this the 14 of January 2021

Notary Public

My Commission expires 5.13.21

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Averi Gibson
1104 Kellow Dr Nashville, TN 37208
SEND TAX BILLS TO:
NEW OWNER

MAP AND PARCEL NUMBER: Tax ID #: 08103014800

WARRANTY DEED

20NT03594

Effective the 14 of January 2021 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged.

Brandon Wingate, a 1/2 undivided interest and Billy J. Nunley, a 1/2 undivided interest, as tenants in common

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Averi Gibson, an unmarried woman

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the westerly 45 feet of Lot Nos. 47 and 48 on the Plan of Subdivision of Lot No. 37 in Owen's Place on Buena Vista of record in Plat Book 1, page 84, Chancery Court at Nashville and Book 57, 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.

Said parts of Lots Nos. 47 and 48 front on the northerly side of Kellow Street, 45 feet and run back between parallel lines 100 feet to a dead line.

Being the same property conveyed to Brandon Wingate, a 1/2 undivided interest and Billy J. Nunley, a 1/2 undivided interest, as tenants in common, by Quitclaim Deed from Brandon Wingate, dated 01/31/2020 and recorded 02/10/2020 as Instrument No. 20200210-0014699, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 1104 Kellow St, Nashville, TN 37208

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 14 of January 2021.

Brandon Wingate

State of TN
County of Rutherford

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Brandon Wingate**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 14 day of January 2021

Notary Public

My Commission expires: 3/13/21

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Billy J. Nunley

State of TN
County of Rutherford

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Billy J. Nunley**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 14 day of January 2021

Notary Public

My Commission expires: 3/13/21

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 10-21-2024
Notary's Seal (if on paper)

