(1)

Karen Johnson Davidson County
Batch# 576068 DEEDWARR
02/23/2021 03:37:05 PM 2 pgs
Fees: $13.00 Taxes: $4,680.50
20210223-0022478

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF FEBRUARY, 2021.

Hillary Torrence
Notary Public

MY COMMISSION EXPIRES: 12/16/2024
(AFFIX SEAL)

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 1114 17th Avenue South, Suite 202, Nashville, Tennessee 37212

File No.: NAS0333-20

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Tonia Gibson and John C. Strine, wife and husband	FirstBank	
(NAME) 809 Forest Hills	(NAME) 722 Columbia Avenue	160-06-0-012.00
(ADDRESS) Nashville, TN 37220	(ADDRESS) Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Million two hundred sixty five thousand Dollars And No/100 Dollars (1,265,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **TUBB PROPERTIES, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TONIA GIBSON AND JOHN C. STRINE, WIFE AND HUSBAND,** 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:

Land in Davidson County, Tennessee, being Lot No. 199, as shown on the map entitled Oak Hill Estates, Section One, of record in Book 3700, Pages 118, 119 and 120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

TOGETHER WITH rights contained in the appurtenant Utility Easement, of record in Book 8357, Page 68, Register's Office for said County.

Being the same property conveyed to TUBB PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from SHANNON F. ALEXANDER, A MARRIED WOMAN, of record in Instrument No. 20190917-0094293, dated September 13, 2019, said Register's Office.

This is:

unimproved ☐

improved ☒ property, known as 809 Forest Hills, Nashville, TN 37220

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 12th day of February, 2021.

Tubb Properties, LLC

BY: _____

Ernest D. Tubb, III, Authorized Member

State of Tennessee
County of Davidson

Before me, a Notary Public of the state and county mentioned, personally appeared Ernest D. Tubb, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Authorized Member of Tubb Properties, LLC, the within named bargainor, a limited liability company, and that as such Authorized Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as Authorized Member.

Witness my hand, at office, this 12th day of February, 2021.

_____

Notary Public

My Commission Expires: 1-3-23

BENTON SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Please Return To:
Ashworth Law Firm, PLLC
Attn: _____
237 2nd Avenue South
Franklin, TN 37064