WARRANTY DEED

Karen Johnson Davidson County
Batch# 597673 **DEEDWARR**
03/22/2021 03:03:22 PM 2 pgs
Fees: $13.00 Taxes: $510.60

20210322-0037814

O-SB-FH-21-2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 1/3/23 (AFFIX SEAL)

STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Stephen Alan Bayless and Keeley Anne Gibson	**First Horizon Bank**	
(NAME)	(NAME)	**081-06-0-197.00**
1248 Blairfield Dr	**P.O. Box 7171**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Little Rock, AR 72223**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GERALD W. HESTER AND WIFE, KATINA JENAE HESTER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEPHEN ALAN BAYLESS, A SINGLE MAN AND KEELEY ANNE GIBSON, A SINGLE WOMAN AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 24 on the Plan of Cumberland Gardens, Section 3 of record in Plat Book 2854, Page 146, 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 Gerald W. Hester and wife, Katina Jenae Hester by Warranty deed from Callie Matthews, married of record in Instrument No. 20060202-0012915 Register's Office for Davidson County, Tennessee, dated January 27, 2006 and recorded on February 02, 2006.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien but not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2854, Page 146, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2017 26th Ave N. Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 17th DAY OF MARCH, 2021.

Gerald W. Hester

Gerald W. Hester

Katina Jenae Hester

Katina Jenae Hester

STATE OF Colorado

COUNTY OF Arapahoe

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GERALD W. HESTER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of March, 2021.

Elisa M Conners

Notary Public
My Commission Expires: April 3, 2023
(SEAL)

ELISA M CONNERS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19944011240
MY COMMISSION EXPIRES APRIL 3, 2023

STATE OF Colorado

COUNTY OF Arapahoe

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATINA JENAE HESTER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of March, 2021.

Elisa M Conners

Notary Public
My Commission Expires: April 3, 2023
(SEAL)

ELISA M CONNERS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19944011240
MY COMMISSION EXPIRES APRIL 3, 2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212