AFTER RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-11571-DJ

Karen Johnson Davidson County
Batch# 623502 DEEDWARR
04/27/2021 01:37:30 PM 3 pgs
Fees: $18.00 Taxes: $314.50
20210427-0056134

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 2-7-2024

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Rutherford
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $85,000.00.
Juliet Z-May
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE, THIS THE 23rd day of April, 2021.
Bria Sawyers
NOTARY PUBLIC
My commission expires: 2-7-2024

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

| NAME & ADDRESS OF PROPERTY OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBERS: |
|---|---|---|
| Guerrier Development, LLC (NAME) | New Owner (NAME) | 53-12-270.00 |
| 352 Lellyett Avenue (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209-4433 | | |

# Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Gerald C. Gibbs,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Guerrier Development, LLC, a Tennessee limited liability company**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in the 11th Councilmanic District, in the City of Lakewood, being on the North East Side of Iris Avenue and being shown as Lot No. 1 on the Plan of Green Property Subdivision, of record as Instrument # 20060711-0082802, Register's Office for Davidson County, Tennessee.

There is conveyed herewith a perpetual 20 foot easement across Lot two of the Green Property Subdivision as shown on said Plat for ingress and egress to the property conveyed herein.

Being a portion of the property conveyed to Gerald C. Gibbs, and wife, Connie W. Gibbs, by Warranty Deed from Rozelle J. Green, of record in Instrument No. 20060711-0082803, in the Register's Office of Davidson County, Tennessee, dated July 7, 2006 and recorded on July 11, 2006.

The said Connie W. Gibbs having since deceased on or about November 13, 2015.

This property is _X_unimproved __improved property known as: 0 Iris Ave, Old Hickory, TN 37138.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 23rd day of April, 2021.

Gerald C Gibbs by Robert C Gibbs attorney-in-fact

Gerald C. Gibbs by Robert C. Gibbs
his attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared Robert C. Gibbs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Gerald C. Gibbs and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. _20210427005613 3___ Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this the 23rd day of April, 2021.

Notary Public
My Commission Expires: 4/20/23

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

# True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

