Karen Johnson Davidson County
Batch# 650239 DEEDWARR
06/07/2021 08:51:15 AM 2 pgs
Fees: $13.00 Taxes: $4,254.63
20210607-0075624

VICTORIA V. BUCKNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,149,900.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF ~~MAY, 2021.~~

Notary Public

MY COMMISSION EXPIRES: 05-05-2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Monika A. Tashman 3607 Westbrook Ave Nashville, TN 37205	NEW OWNER	104-05-0-246.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($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, **Grant Bibby, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Monika A. Tashman, a married woman**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee being the westerly part of lot No. 465 on the plan of Richland Realty Company's Division "C" as of record in Book 421, Page 31, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 465 fronts 65.0 feet on the southerly side of Westbrook Avenue and runs back between lines, 221.5 feet on the westerly line and 238.0 feet, more or less, on the easterly line, to an alley measuring 34.6 feet thereon.

Being the same property conveyed to Grant Bibby and Karen Kay Omer, both unmarried, by Warranty Deed from Ben G. Sistrunk and wife, Julie J. Sistrunk, dated 04/10/2000 and recorded 04/11/2000, of record in Instrument 200004110036514, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Grant Bibby, his heirs and assigns, my entire undivided interest by Quitclaim Deed from Karen Kay Omer Bibby, dated 12/10/2014 and recorded 01/08/2015, of record in Instrument 201501080002290, Register's Office for Davidson County, Tennessee.

Final Decree of Divorce file 11/19, 2014 and recorded 11/12/2020, of record in Case No. 42370, with the Clerk & Master Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property known as: 3607 Westbrook Ave, Nashville, TN 37205

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 my hand this the 28th day of May, 2021.

Grant Bibby

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Grant Bibby with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal, this the 28th of May, 2021.

Notary Public

My Commission Expires: 10/3/21

(SEAL)

