THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 210535035** Karen Johnson Davidson County Batch# 656622 DEEDWARR 06/15/2021 07:47:30 AM 3 pgs Fees: $18.00 Taxes: $2,035.00 20210615-0080106	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $550,000.00. Affiant Subscribed and sworn to before me, this 11th day of June, 2021. Notary Public My Commission Expires: 9-21-2024 ASHLEY UTLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

Address New Owner: Hannah Gibbs and Reed Gibbs 7741 Sawyer Brown Road Nashville TN 37221	Send Tax Bills To: New Owner "Same"	Tax Information: Tax Parcel ID No. 128-00-0-030.01

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Amelia C. Lant, a single woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Hannah Gibbs and Reed Gibbs, wife and husband,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Beginning at an iron pin in the East right of way of Sawyer Brown Road, being the southeast corner of property owned by Charlotte Collum (Deed Book 20050905, Page 1017886) and the Northeast corner of this described property; leaving said right of way travel with Collum's South line North 85 Degrees 59 minutes 58 seconds West, a distance of 915.50 feet to an iron pin, being the Southwest corner of the above mentioned Collum's property and the Northwest corner of this parcel bordered on the West by I-40 right of way; travel with the right of way I-40 South 18 Degrees 04 minutes 07 seconds West, a distance of 150.00 feet to an iron pin, being the southwest corner of this property and the northwest corner of property owned by Paul Mackender et ux (Deed Book 00006939, Page 0000427); leaving the right of way of I-40, travel with the above mentioned Mackender's North line South 86 Degrees 28 minutes 49 seconds East, a distance of 975.11 feet to an iron pin in the west right of way of Sawyer Brown Road, being the southeast corner of this property and the Northeast corner of the Mackender's property; thence with Sawyer Brown Road right of way North 05 Degrees 33 minutes 18 seconds West, a distance of 139.25 feet; which is the point of beginning, having an area of 133645.01 square feet, 3.07 acres; being more particularly described by a survey performed by Elkins Surveying Company, dated June 9, 2009, Project No. 09050.

Being the same property conveyed to Amelia C. Lant, a single woman by Warranty deed from Scott Phillip Chamberland, unmarried of record in Instrument No. 20181016-0102539 Register's Office for Davidson County, Tennessee, dated October 15, 2018 and recorded on October 16, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021, a lien not yet due and payable.

Lack of direct access to Interstate 40, a controlled access highway, as set out in the deed of record in Book 3029, Page 53, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 7741 Sawyer Brown Road Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of June, 2021.

Amelia C. Lant

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Amelia C. Lant, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of June, 2021.

Notary Public
My Commission Expires:

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2024

Tennessee Certification of Electronic Document

I, Todd A. Tressler, II, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 WILSON

Personally appeared before me, Lisa P. Chaney, a notary public for this county and state,
Notary's Name

Todd A. Tressler, II, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 07-11-2021

NOTARY'S SEAL

LISA P. CHANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

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