#15676

Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

WARRANTY DEED

Karen Johnson Davidson County
Batch# 657846 **DEEDWARR**
06/16/2021 12:16:40 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00

20210616-0081398

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires 05-02-2022

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of June, 2021

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Adonica Nina Lee Raffaello Stefanini	Bak of England	05107006100
(NAME)	(NAME)	
1115 Gibson Drive	5 Statehouse Plaza #500	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Little Rock AR 72201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **NashGibson LLC, a Tennessee limited liability company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Adonica Nina Lee and Raffaello Stefanini, 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:

SEE EXHIBIT "A" ATTACHED HERETO

unimproved ☐

This is improved ☒ property, known as 1115 Gibson Drive, Madison, TN 37115
(House Number) (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 my/our hands this 14th day of June, 2021.

Lisa Seiner, Member
NashGibson LLC, a Tennessee limited liability company

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Lisa Seiner with whom I ma personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to the the MEMBER of NashGibson LLC,a Tennessee limited liability company and that she as such MEMBER executed the foregoing instrument for the purposes therein contained, by signing the name of NashGibson LLC, a Tennessee limited liability company by herself as MEMBER
WITNESS my hand and seal this 14th day of June, 2021.

Notary Public
My Commission Expires:

File No.: 15676

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-24-2022

EXHIBIT A

"Premises" Legal Description

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

PARCEL NO. 1: Land in Davidson County, Tennessee, being a part of Parcel "C" as shown on the Plan of Stratton Heights, as of record in Book 1835, page 13, Register's Office for Davidson County, Tennessee, more particularly described as follows:

BEGINNING on the westerly margin of the L. & N. Railroad right-of-way, 298.8 feet northwardly from the intersection of said right-of-way and the northerly margin of the Due West Avenue; thence North 87° 32' West 141 feet, more or less, to the easterly margin of Gibson Drive; thence North 16° 22' East, with the same, 125 feet to a stake; thence West 144 feet, more or less, to a stake in the westerly margin of the L. & N. Railroad right-of-way; thence with the same, South 18° 19' West 125 feet to the beginning.

INCLUDED in the above described tract or parcel of land but expressly excluded from this conveyance is the following described tract or parcel of land that was conveyed to Marvin G. Nash and wife, Beulah D. Nash, by Quitclaim Deed from Charles T. Wakefield and wife, Mary Wakefield, dated October 23, 1981, of record in Book 5812, page 769, Register's Office for Davidson County, Tennessee, to-wit:

LAND in Davidson County, Tennessee, being a part of Parcel "C" as shown on the Plan of Stratton Heights, as of record in Book 1835, page 13, Register's Office for Davidson County, Tennessee, more particularly described as follows:

BEGINNING at a point on the easterly margin of Gibson Drive, being the southwest corner of Grantors' property; thence with the common property line of Grantors' property and that property owned by Marvin G. Nash and wife, Beulah D. Nash, by deed of record in Book 3129, page 307, Register's Office for Davidson County, Tennessee, South 87°32' East 71.0 feet to a point; thence 72.78 feet in a straight line to a point in the easterly margin of Gibson Drive, being North 16°22' East 16.0 feet from the point of beginning; thence South 16°22' West 16.0 feet to the beginning.

PARCEL NO. 2: Land in Davidson County, Tennessee, being a part of Parcel "C" as shown on the Plan of Stratton Heights, as of record in Book 1835, page 13, Register's Office for Davidson County, Tennessee, more particularly described follows:

BEGINNING at a point on the westerly margin of the L. & N. Railroad right-of-way, 282.8 feet northerly from the intersection of said right-of-way and the northerly margin of Due West Avenue; along said right-of-way to a point; thence North 18° 19' 16 feet East to the common boundary of a parcel conveyed to Charles T. Wakefield and wife, Mary Wakefield, as recorded in Book 2295, page 409, Register's Office for Davidson County, Tennessee; thence along said common boundary North 87° 32' West 71.0 feet to a point; thence in a straight line 72.78 feet to the beginning point which is South 18° 19' West from the intersection of said common boundary along the L. & N. Railroad right-of-way, thence North 18° 19' East 16.0 feet to the beginning.

Being the same property conveyed to NashGibson LLC, a Tennessee limited liability company, by deed of record in Instrument No. 20201218-0150457, Register's Office for Davidson County, Tennessee.