Karen Johnson Davidson County
Batch# 677596 DEEDWARR
07/15/2021 11:18:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20210715-0095291

THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Carl Edward Pinard 159 Tusculum Road Antioch, TN 37013	Redstone FCU 220 Wynn Dr Huntsville, AL 35893	162-06-0-391

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Chase Gilbert, a single man and Broc Gilbert, a single man, as joint tenants with right of survivorship**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Carl Edward Pinard, an unmarried man,** hereinafter called the Grantee, and the Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Lot No. 2**, on the Plan of Old Tusculum Road Heights, Section 3, on an unrecorded plan, described according to survey of Barry Greer & Associates, dated December 12,1978 as follows:

Beginning at a point in the south margin of Tusculum Road; thence South 27 degrees 14' west, 36.00 feet to a point; thence South 37 degrees 06' east, 89.69 feet; thence South 15 degrees 18' east, 54.14 feet; thence South 36 degrees 02' east, 57.90 feet to a point in the north margin of Old Tusculum Road; thence with said north margin of Old Tusculum Road, south 86 degrees 52' east, 74.00 feet; thence around a curve connecting said Tusculum Road and Old Tusculum Road, 62.10 feet to a point in the south margin of Tusculum Road; thence with a curve having a radius of 597.76 feet and with said margin of Tusculum Road, 21.91 feet to a point; thence continuing with south margin of Tusculum Road, North 47 degrees 06' west, 218.97 feet to the beginning.

Being the same property conveyed to Chase Gilbert, a single man and Broc Gilbert, a single man as joint tenants with right of survivorship, by Warranty Deed from Jeffrey D. Kelley, an unmarried man, of record on February 28, 2018, at Instrument No. 20180228-0018688, Davidson County Register of Deeds.

This is property commonly known as 159 Tusculum Road Antioch, TN 37013.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, this 9th **day of** July, **2021**:

Chase Gilbert

Broc Gilbert

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Chase Gilbert and Broc Gilbert,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 9th day of July, 2021:

Notary Public

My Commission Expires: 7-17-22

AMY FREDRICKSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF Rutherford

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$250,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 12 DAY OF July 2021.

Notary Public

My Commission Expires: 9/19/22

MELANIE HARPER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Shannon Gilbert, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/9/2021 (date of document).

Shannon Gilbert
Affiant Signature

7/14/2021
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 14 day of July, 2021.

Layla R Hood
Notary's Signature

MY COMMISSION EXPIRES: 9-16-23

NOTARY'S SEAL

LAYLA R HOOD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES SEPTEMBER 16, 2023