Karen Johnson Davidson County
Batch# 701633 DEEDWARR
08/20/2021 10:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20210820-0112870

WARRANTY DEED

STEVE MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-03-2025

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 3.3.25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles Griffith III	CAPSTONE FINANCIAL	
(NAME) 4016 Lake Parkway	(NAME) 3701 PGA BLVD., #200	097 04 0 009.00
(ADDRESS) Hermitage, TN 37076	(ADDRESS) CHARLOTTE, NC 28273	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **We Raymond G. Gibbons, an unmarried man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Charles Griffith III and Ashley Wheeler, tenants in common with rights of survivorship**, hereinafter called the GRANTEE(S), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Lake Park, Section 1, of record in Book 4175, Pages 134 and 135, Register's Office for said County.

Said Lot No. 33 which is a corner lot, fronts 111.90 feet on the northwesterly margin of Lake Parkway and fronts 144.65 feet on the southeasterly margin of Port Anadarko Trail, said frontages being joined by a curve having a length of 39.27 feet, and extends back 136.90 feet on the northwesterly line and 169.50 feet on the southeasterly line to a point of intersection.

Being the same property conveyed to Raymond G. Gibbons and wife, Linda J. Gibbons by Warranty Deed from Dean H. Steiner and wife, Barbara H. Steiner, dated 03/31/1980 and recorded on 04/02/1980, of record in Book 5585, Page 701, Register's Office for Davidson County, Tennessee.

The said Linda J. Gibbons died on 10/02/2015, leaving the said Raymond G. Gibbons the sole surviving tenant by the entirety.

All matters shown on the plat of record in Plat Book 4175, Pages 134 & 135, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 4429, Page 577, and Amendment record as Book 4156, Page 751, Register's Office for Davidson County, Tennessee. Charter of Lake Park Homeowners Association, Inc., of in Book 4669, Page 746, Register's Office for Davidson County, Tennessee. Charter of Lake Park Homeowners Association, Inc., of record in Book 9949, Page 538, Register's Office for Davidson County, Tennessee.

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) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 4016 Lake Parkway, Hermitage, TN 37076
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 12th day of August, 2021.

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) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 4016 Lake Parkway, Hermitage, TN 37076

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 12th day of August, 2021.

Raymond G. Gibbons

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Raymond G. Gibbons, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 12th day of August, 2021.

Kimberly Rogers

Notary Public:
My Commission Expires: 6.9.2024

Kimberly Rogers STATE OF TENNESSEE NOTARY PUBLIC County of Wilson

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

202108200112870

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 08/20/2021 (date of document).

Affiant Signature

08/20/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 20th day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL
MY COMMISSION EXPIRES MAY 5, 2025