Karen Johnson Davidson County
Batch# 713228 DEEDWARR
09/13/2021 09:57:02 AM 2 pgs
Fees: $13.00 Taxes: $1,239.50
20210913-0122020

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of September, 2021.

Notary Public
MY COMMISSION EXPIRES: 5/5/25
File No. G21-13628

ROCCO J. MARCELLO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Lisa G. Gibson and Amanda K. Gibson (NAME)	Southeast Mortgage of GA (NAME)	063-04-0-011
118 Clifton Court (STREET ADDRESS)	3575 Koger Blvd. #400 (STREET ADDRESS)	
Old Hickory TN 37138 (CITY) (STATE) (ZIP)	Duluth, GA 30096 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Eddie R. Hesson and wife, Sandra W. Hesson**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lisa G. Gibson and Amanda K. Gibson, a married couple**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVISION COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 10 on the Plan of Clifton Place, as of record in Book 2854, Page 86, Register's office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Eddie R. Hesson and wife, Sandra W. Hesson by Deed dated April 30, 1997, recorded April 30, 1997, in Book 10435, Page 794, in the Register's Office of Davision County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 118 Clifton Court, Old Hickory, TN 37138.

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. Whenever 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 hand(s) this 8th day of September, 2021.

x Eddie R. Hesson
Eddie R. Hesson

x Sandra W. Hesson
Sandra W. Hesson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of September, 2021, before me personally appeared Eddie R. Hesson and Sandra W. Hesson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of September, 2021.

Notary Signature
My commission expires: 3/21/22

MICHAEL T. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066