THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P21-30846

Karen Johnson Davidson County
Batch# 717018 DEEDWARR
09/15/2021 11:32:45 AM 2 pgs
Fees: $13.00 Taxes: $3,126.50

20210915-0123838

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 845,000.00.

Christine A Wilson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF Sept, 2021

Notary Public

MY COMMISSION EXPIRES: Mar. 2022

(AFFIX SEAL)

TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christine A. Wilson, Trustee	New Owner	MAP
6661 River View Drive		PARCEL 101-00-0-032.00
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, **Gregg Alan Giddish and Kimberley Giddish, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christine A. Wilson, Trustee of The Christine A. Wilson Revocable Living Trust dated February 12, 2010 and restated March 19, 2019**

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:

Land in Davidson County, Tennessee, being in the 8th, formerly 12th Civil District of said County, being part of the north part of a tract of 36.09 acres on the south side of Cumberland River, and west of Overall Creek, and known as Lot No. 15 on a plot plan of the Leland J. Dugger property, not of record, prepared by Geo. N. Reese, dated July 29, 1954, and described as follows:

Beginning at a point in the northerly margin of a 40 foot private road, known as River View Drive, at the corner of Lots 14 and 15; thence with the margin of said roadway, South 73 1/2 degrees East 100 feet to the corner of Lot 16; thence with the line between Lots 15 and 16, northerly 223.5 feet, more or less, to the low water mark of the Cumberland River; thence with the low water mark of said river, approximately North 76 degrees West to a corner of Lot 14; thence with the line between Lots 14 and 15; southerly 231.33 feet, more or less, to the point of beginning. Together with and subject to the 40 foot private road now known as River View Drive and the improvement and maintenance agreements as set forth in instruments of record in Book 2295, page 603 and Book 4615, page 467, said Register's Office.

Being the same property conveyed to Gregg Alan Giddish and wife, Kimberly Giddish by Warranty Deed from Thomas Andrew Woosley, unmarried of record in Instrument No. 20060130-0011272 Register's Office for Davidson County, Tennessee, dated January 27, 2006 and recorded on January 30, 2006.

Being the same property conveyed to Gregg Alan Giddish and Kimberley Giddish, husband and wife by Quitclaim Deed from Gregg Alan Giddish and wife, Kimberly Giddish, also known as Kimberley Giddish of record in Instrument No. 20210818-0111487 Register's Office for Davidson County, Tennessee, dated August 09, 2021 and recorded on August 18, 2021.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **6661 River View Drive, Nashville, TN 37209.**

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 our hand( ) this the 14th day of September, 2021.

Gregg Alan Giddish

Kimberley Giddish

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Gregg Alan Giddish** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 14 day of September, 2021.

My Commission expires: Jan 8 2024

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal this the 14 day of September, 2021.

My Commission expires: Jan 8, 2024

Notary Public