WARRANTY DEED

Karen Johnson Davidson County
Batch# 721239 DEEDWARR
09/22/2021 09:34:51 AM 2 pgs
Fees: $13.00 Taxes: $3,459.50

20210922-0127160

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $935,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13th DAY OF September, 2021.

Notary Public

MY COMMISSION EXPIRES: 9-6-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Dragsterm	First Horizon Bank	
(NAME)	(NAME)	
2124 Westwood Avenue	12719 Cantrell Rd., Ste 200	104-15-0-338.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Little Rock, AR 72223	
(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, WE, **JULIE BEHRER GIBSON, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW DRAGSTERM,** 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 the westerly 60 feet of Lot No. 64 on the Plan of Belair, of record in Book 332, Page 6, Register's Office for Davidson County, Tennessee, and also that portion of 25th Avenue North, closed by Metropolitan Council Bill #74-111, and recorded in Book 5588, Page 374, said Register's Office.

Said part of said lot fronts 60 feet on the northerly side of Westwood Avenue and extends back between parallel lines, along the easterly margin of 25th Avenue South, formerly Ross Avenue, 185 feet to an alley.

Being the same property conveyed to Julie Behrer Gibson, married, by Warranty Deed from Robert L. Pou IV and wife, Karen B. Pou, of record in Instrument No. 20010802-0082124, Register's Office for Davidson County, Tennessee, dated July 30, 2001.

Paul C. Gibson joins in executing this deed to convey any marital interest he may have in said property. Paul C. Gibson is signing as attorney in fact for Julie Behrer Gibson, pursuant to Power of Attorney of record in Instrument No. 20210916-0124283, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 2124 Westwood Avenue, Nashville, TN 37212
(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 hand this 13th day of September, 2021

/s/ Julie Behrer 61-350(c)

JULIE BEHRER GIBSON

BY: PAUL C. GIBSON, ATTORNEY IN FACT

/s/

PAUL C. GIBSON

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 Paul C. Gibson, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of September, 2021.

Commission expires:

[illegible] OF TENNESSEE NOTARY PUBLIC [illegible] COMMISSION EXPIRES 3-8-2022

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 13th day of September, 2021, before me personally appeared Paul C. Gibson, to me known to be the person who executed the foregoing instrument on behalf of Julie Behrer Gibson and acknowledged that he executed the same as the free act and deed of Julie Behrer Gibson.

Witness my hand and official seal this 13th day of September, 2021.

Commission expires:

[illegible]

Notary Public