WARRANTY DEED

Karen Johnson Davidson County
Batch# 732821 DEEDWARR
10/08/2021 03:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,106.30
20211008-0135854

(this space for recording info)

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration ~~or value~~, whichever is greater, for this transfer is $299,000.00.

AFFIANT

Subscribed and sworn to before me this the 6th day of October, 2021.

NOTARY PUBLIC

My commission expires: 3/25/2023

TENNESSEE NOTARY PUBLIC STATE OF KRISTI MCCOY WILSON COUNTY

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
1st Quality Title, LLC
987 Vesta Road
Lebanon, TN 37090

File # 21-1227 COOK

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danny Cook	Danny Cook	
(NAME)	(NAME)	
405 Byrd Court	405 Byrd Court	053-16-0-179.00
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory TN 37138	
(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, I, **Gerald C. Gibbs, an unmarried man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Danny Cook, an unmarried man**, 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 Lot No. 48, on the plan of Final Subdivision Plat King Court Subdivision, Section Three, as shown on plat of record in Plat Book 7900, Page 958 and as amended in Book 9708, Page 872, and Book 10159, Page 42, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Gerald C. Gibbs and wife, Connie G. Gibbs by Warranty deed from Keith P. Ellis and wife, Penny A. Ellis of record in Instrument No. 20010719-0076540 Register's Office for Davidson County, Tennessee, dated July 16, 2001 and recorded on July 19, 2001. Connie G. Gibbs having since died leaving Gerald C. Gibbs as surviving tenant by the entirety..

DESIGNATED as Tax ID: 053-16-0-179.00

This is
unimproved ☐
improved ☒ property known as 405 Byrd Court, Old Hickory, TN 37138

(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 the 6th day of October, 2021.

Gerald C. Gibbs

Gerald C. Gibbs

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, notary of the aforesaid county, **Gerald C. Gibbs**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained. Witness my hand and official seal, this the 6th day of October, 2021.

Kristi McCoy

Notary Public

My Commission Expires:

3/25/2023



Certificate of Authenticity

I, **Kristi McCoy**, 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 **October 6, 2021**

Kristi McCoy 10/6/21

Name: **Kristi McCoy**
Title: **Title Agent**

STATE OF **Tennessee**
COUNTY OF **Wilson**

Sworn to and subscribed before me on **October 6, 2021.**

Kelsey Pitman

Notary Public: **Kelsey Pitman**
My Commission Expires: **09/21/2024**

