WARRANTY DEED

Karen Johnson Davidson County
Batch# 735767 **DEEDWARR**
10/13/2021 03:05:10 PM 2 pgs
Fees: $13.00 Taxes: $1,313.50

20211013-0137843

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of October, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SANDRA DENISE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-20-2024

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles Bryan Gobbell, Trustee	new owner	117020D01800CO
(NAME)	(NAME)	
3045 Woodlawn Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jo Ann Marx, a single woman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Charles Bryan Gobbell, as Trustee of the Charles Bryan Gobbell Revocable Living Trust Agreement dated May 18, 2018,** 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 and in Davidson County, Tennessee, being Unit 18 on the Plan of The Clairmont Condominiums of record in Plat Book 6200, Page 551, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Clairmont, a horizontal property regime established by Master Deed of record in Book 7096, Page 940, amended in 7108, Page 98, reinstated in Book 8263, Page 703, said Register's Office.

Being the same property conveyed to Jo Ann Marx, a single woman by deed dated September 7, 2005 from Janie E. Cole, unmarried of record in Instrument No. 20050912-0108993, as corrected in Instrument No. 20051014-0124115, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3045 Woodlawn Drive, Nashville, TN 37215
(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/our hands this 8th day of October, 2021.

Jo Ann Marx by Joscelyn Winestone as Attorney-In-Fact

Jo Ann Marx
By: Joscelyn Winestone as Attorney-In-Fact

State of Tennessee
County of Shelby

On this 8th day of October, 2021, before me, a Notary Public, in and for said State and County aforesaid, personally appeared before me **Joscelyn Winestone** with whom I am personally acquainted (or provided proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Jo Ann Marx** as Attorney-In-Fact, as her free act and deed.

Witness my hand and official seal this 8th day of October, 2021.

Notary Public

My Commission Expires:

File No.: 21-Gobbell

STEPHEN F. LIBBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
My Comm. Expires February 13, 2023