Karen Johnson Davidson County
Batch# 794199 DEEDWARR
01/21/2022 03:56:30 PM 3 pgs
Fees: $18.00 Taxes: $758.50
20220121-0008331

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 211238936

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $205,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of January, 2022.

MADISON GONZALEZ
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Aaron Matthew Gibbs 3380 Oak Trees Court Antioch TN 37013	New Owner	Tax Parcel ID No. 150 07 0 427.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Alexandra Catherine Kobrick now known as Alexandra Parry and Brian Andrew Parry, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Aaron Matthew Gibbs, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 59B on the Plan of Zone Lot Division, Lots No. 38 and No. 59, Section 3, Lakeshore Woods, of record in Plat Book 5200, Page 621, as amended in Book 6250, Page 41, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Alexandra Catherine Kobrick, an unmarried woman, and Brian Andrew Parry, an unmarried man, as tenants in common, by Warranty Deed from Julia A. Turner, a married woman, of record in Instrument No. 20180604-0052742, in the Register's Office of Davidson County, Tennessee, dated May 30, 2018 and recorded on June 04, 2018. Alexandra Catherine Kobrick having since married and is now known as Alexandra Parry.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section 3, Lakeshore Woods, as recorded in Plat Book 5200, Page(s) 621; as amended in Book 6250, Page 41.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6230, Page 385.

This is improved property located at 3380 Oak Trees Court Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of January, 2022.

Alexandra Catherine Kobrick
now known as Alexandra Parry

Brian Andrew Parry

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Alexandra Catherine Kobrick now known as Alexandra Parry and Brian Andrew Parry, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of January, 2022.

Notary Public
My Commission Expires: _____



Certificate of Authenticity

I, Joshua A. Terry, 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 1/13/22.

Affiant Signature

1/13/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 1/13/22.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON