Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-547

AUSTIN DEFEVERS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/28/2025
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,053.00

Kayla Carter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of February, 2022

Notary Public

Commission Expires: 06/28/2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
Chelsea Gibbons 5025 Hillsboro Pike #21A Nashville, TN 37215	NEW OWNER	131-01-0D-175.00-CO

WARRANTY DEED

FOR AND IN 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/WE,

Sheridan Dee Jemison, a single woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Chelsea Gibbons, unmarried

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 Unit No. 175 as shown on the Plat of Georgetown Apartments, a Condominium, of record in Book 5200, page 4, Register's Office for Davidson County, Tennessee, together with an undivided 0.449% Interest In the common elements of 5025 Hillsboro Homeowner's Association, as described in Book 5211, page 325, et seq., said Register's Office. Said Unit is also known as Apartment No. 21-A.

Being the same property conveyed to Sheridan Jemison, an unmarried woman by Warranty Deed from Patricia Kathleen Horrell Jacobs F/K/A Patricia K. Horrell, a married woman of record in Instrument No. 20191017-0106663 Register's Office for Davidson County, Tennessee, dated October 15, 2019 and recorded on October 17, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5025 Hillsboro Pike #21A, Nashville, TN 37215

Karen Johnson Davidson County
Batch# 811465 **DEEDWARR**
02/25/2022 12:30:18 PM 2 pgs
Fees: $13.00 Taxes: $1,295.20

20220225-0021738

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 so 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.

Dated this the 22nd day of February, 2022.

Sheridan Dee Jemison

Sheridan Dee Jemison

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ WILSON

On this 22nd day of February, 2022, before me personally appeared Sheridan Dee Jemison, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of February, 2022.

Notary Signature
My commission expires: 06/28/2025

