Karen Johnson Davidson County
Batch# 813260 DEEDWARR
03/01/2022 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $111.00
20220301-0023366

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

Joe E. Willis
Affiant

Subscribed and sworn to before me, this 18TH DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/9/20

(AFFIX SEAL)

DANIEL T. MISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe E. Willis	Joe E. Willis	053.07 .010.00
	(NAME)	
1806 Overton St	2219 Neely's Bend Road	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Rickey Robinson, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Joe E. Willis, hereinafter called the Grantees, their heirs and assigns, that 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. 2 on the Final Plat of Gammon Divide, of record as Instrument 20090310-0021738, Register's Office for Davidson County, Tennessee, to which Plat reference is here made for a more complete description.

Being part of the property conveyed to Luther L. Roberts and Bertha H. Roberts, his wife, by warranty deed from E. I. duPont de Nemours and Co., of record in Book 2011, Page 291, said Register's Office. Luther L. Roberts died in August, 1971, survived by his wife Bertha H. Roberts. Bertha H. Roberts subsequently died on 5/3/1990. Said property was subsequently conveyed by Billy Joe Roberts, Johnny Wayne Roberts, David Roberts and Vicki Renee Gammon, the heirs of Bertha Mai Roberts, to Joyce Ann Gammon by quitclaim deed of record in Book 8118, Page 846, said Register's Office. Joyce Roberts Gammon subsequently died on 10/16/2005, leaving a Will in which said property was devised to Vickie Renee Gammon; said Will was admitted to probate by order of the Seventh Circuit Court for Davidson County, Tennessee dated 5/30/2008 in the case of Joyce A. Gammon, Deceased, No. 06P-1345, and of record as Instrument 20080829-0088982, said Register's Office. Vickie Renee Gammon subsequently died, unmarried and testate, on 1/16/2019 and by her Will, admitted to probate by order of said Court entered 1/6/2022 in the Estate of Vickie Renee Gammon, No. 21P-2430, devised said property to Rickey Robinson.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1806 Overton St, 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/our hand(s) this 18th day of February, 2022.

WARRANTY DEED
(Continued)

Rickey Robinson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rickey Robinson, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of February, 2022.

Notary Public

My Commission Expires: 7/11/2022

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 18TH day of FEBRUARY, 2022.

Date: 2-18-2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 18TH day of FEBRUARY, 2022.

Theresa C Richardson

My commission expires 7/9/2024.

