NEW OWNER:
MICHAEL GIBSON
5505 A CALIFORNIA AVENUE
NASHVILLE, TN 37209

SEND TAX BILLS TO:
FCB Banks
800 Beltine Rd
Collinsville, IL 62234

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 21-2319

Map & Parcel
091020319.00

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 829459 DEEDWARR
03/28/2022 10:57:30 AM 4 pgs
Fees: $23.00 Taxes: $3,071.00
20220328-0035343

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Eight Hundred Thirty Thousand and 00/100 Dollars ($830,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **KIRTLEY WHITTINGTON** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **MICHAEL GIBSON, an unmarried person and ALEXANDRA ZIKESCH, an unmarried person, as tenants in common with right of survivorship,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 1410 of Block 46 (incorrectly referred to as Block 44 in prior deeds), Plan No. 2, West Nashville, as shown on the plat of the same of record in Plat Book 57, Page 172, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Said Lot fronts 25 feet on the south side of California Avenue and extends back southwardly between parallel lines 150 feet to an alley.

Being the same property conveyed to KIRTLEY WHITTINGTON, by Quitclaim Deed from SEAN MCKINNIS, ANTHONY MCKAY, and KIRTLEY WHITTINGTON, as tenants in common, a one-third undivided interest each, dated May 11, 2021, and of record in Instrument No. 20210514-0065275, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as **5505 A CALIFORNIA AVENUE, NASHVILLE, TN 37209**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 57, Page 172, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 16th day of March, 2022.

Kirtley Whittington
KIRTLEY WHITTINGTON

By: _____, Attorney in Fact
Sean McKinnis, pursuant to Power of Attorney of Record in Instrument No. _202203280035342_, RODC, Tennessee.

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **SEAN MCKINNIS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, **KIRTLEY WHITTINGTON** the within-named bargainors, as the free act and deed of the said **KIRTLEY WHITTINGTON.**

WITNESS my hand and official seal at office this 16th day of March, 2022.

_____
NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022

****

The actual consideration or value, whichever is greater, for this transfer is **$830,000.00.**

Carmen Coats
AFFIANT

Sworn to and subscribed to before me this 16th day of March, 2022.

Eliza Whitfield
NOTARY PUBLIC

My commission expires: ELIZA WHITFIELD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 5, 2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 03/21/2022 ____ (date of document).

Affiant Signature

03/21/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 21 day of March, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025