Karen Johnson Davidson County
Batch# 850186 DEEDWARR
05/03/2022 04:03:15 PM 2 pgs
Fees: $13.00 Taxes: $1,461.50
20220503-0051489

RECORD AND RETURN TO:
TITLE PROFESSIONALS OF TENNESSEE, LLC
101 POINT EAST DRIVE
NASHVILLE, TENNESSEE 37216
File No. 1645

WARRANTY DEED

MARKA L. NETTLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 1/28/26

THIS INSTRUMENT WAS PREPARED BY
TITLE PROFESSIONALS OF TENNESSEE, LLC
101 Point East Drive, Nashville, Tennessee 37216

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Evan Christopher Gibb and Salina Zuniga	**United Wholesale Mortgage, LLC**	**085-07-0-129.00**
3131 Jenry Drive	**585 South Boulevard E**	
Nashville, TN 37214	**Pontiac, MI 48341**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

I, Mary Clare Hainsworth, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS **DO TRANSFER AND CONVEY UNTO**

Evan Christopher Gibb, Unmarried Man, and Salina Zuniga, Unmarried Woman, As Joint Tenants

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 255 on the Plan of Stanford Country Club Estates, Section IV, as of record in Book 2900, Page 83 and 84, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Mary Clare Hainsworth, unmarried by Warranty Deed from Timothy B. Hunter and wife, Laurie C. Hunter, dated October 11, 2002 and recorded October 17, 2002 in Instrument No. 20021017-0127958, Register's Office for Davidson County, Tennessee.

This is improved property known as 3131 Jenry Drive, Nashville, TN 37214

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 our hands this 29th **day of April, 2022.**

Mary Clare Hainsworth

STATE OF Colorado)
COUNTY OF Douglas)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named Mary Clare Hainsworth, the bargainor, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Highlands Ranch, CO Colorado **on this** 29th **day of April, 2022.**

Notary Public

My Commission Expires: 06/23/2024

ARAMIE YUN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164021744
MY COMMISSION EXPIRES 06/23/2024