WARRANTY DEED

Karen Johnson Davidson County
Batch# 865510 DEEDWARR
06/01/2022 10:03:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20220601-0063051

ELISSA SCHMIDT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF May, 2022

Notary Public

MY COMMISSION EXPIRES: 9/8/2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alonzo Lee Gipson III and Alonzo L. Gipson Jr.	New Owner	136-15-0-075.00
(NAME)	(NAME)	
3581 Gondola Drive	3581 Gondola Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Meagan Troster Egan, married, formerly known as and who took title as, Meagan B. Troster unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alonzo Lee Gipson III, an unmarried man, and Alonzo L. Gipson Jr., a married man, as tenants in common with rights of survivorship** 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 Lot No. 71A, on the Plan of Zone Lot Division Lots 69 thru 72, Chelsea of Priest Lake, Section One-A, of record in Book 6250, Page 88, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Meagan B. Troster, a single woman by Warranty deed from David Ethridge and Sherri Ethridge, husband and wife of record in Instrument No. 20180604-0053163 Register's Office for Davidson County, Tennessee, dated June 01, 2018 and recorded on June 04, 2018. The said Meagan B, Troster having since married and is now known as Meagan Troster Egan.

Elizabeth Egan, spouse to Meagan Troster Egan, joins in the execution of this document to convey all her right, title, and interest marital or otherwise.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Taxes for the year 2022, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 5200, Page 696, amended in Plat Book 6250, Page 88, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 6213, Page 806, in the Register's Office for Davidson County, Tennessee.

This property, known as 3581 Gondola Drive, Antioch, TN 37013
(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 20th DAY OF May, 2022.

Meagan Troster Egan

**Elizabeth Egan

STATE OF Tennessee

COUNTY OF Davidson

Meagan

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

Witness my hand and official seal at office, this 20th day of May, 2022.

Notary Public

My commission expires: 4/24/23

(SEAL)

Amelia Swanson
State of Tennessee Notary Public
Williamson County

Certificate of Authenticity

I, Holly A. Mason, 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 5/26/22.

Affiant Signature

5/26/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 23 day of May, 2022.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022