THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220340350** Prepared by: Record and Return to: Chapman and Rosenthal Title, Inc. 10 Burton Hills Blvd., Suite 130 Nashville, TN 37215	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $948,000.00 Affiant Subscribed and sworn to before me, this 31st day of May, 2022. Notary Public My Commission Expires

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Karen Johnson Davidson County
Batch# 866411 DEEDWARR
06/02/2022 01:02:24 PM 2 pgs
Fees: $13.00 Taxes: $3,507.60
20220602-0063864

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Anita Levin 5261 Carlingfort Dr Toledo, OH 43623	New Owner	Tax Parcel ID No. 118-09-0-102.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rebecca L. Gibson, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Anita Levin**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 10, as shown on the map entitled Map of Section One - Oriental Golf Club Subdivision, of record in Plat Book 1424, page 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to REBECCA L. GIBSON, by deed from HOWARD L. GIBSON AND WIFE, MARGARET M. GIBSON, of record in Book 6537, page 234 , dated December 28, 1978 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 118-09-0-102.00.

Matters shown on the Plan of record in Plat Book 1424, page 10, said Register's Office.

This is improved property located at 1001 Draughon Avenue Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of May, 2022.

Rebecca L. Gibson

Rebecca L. Gibson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rebecca L. Gibson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of May, 2022.

Notary Public

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

My Commission Expires: _____