Karen Johnson Davidson County
Batch# 880394 DEEDWARR
06/29/2022 09:44:30 AM 3 pgs
Fees: $18.00 Taxes: $684.50
20220629-0074912

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

The actual consideration or value whichever is greater, for this transfer is **$185,000.00**

Subscribed and sworn to before me this 27th day of June, 2022.

D Paulsson — Kari Tiede

Notary Public **Affiant**

My Commission Expires: 10-21-2024

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Brandon Barnes & Kari Jo Tiede **0 Lowes Lane** **Goodlettsville, Tennessee 37072**	New Owner 3880 Park Royal Ln Antioch, TN 37013	P/O 033-00-0-058.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **JERRY C. GILLIHAN AND CYNTHIA S. GILLIHAN, HUSBAND AND WIFE,** has this day bargained and sold, and does hereby transfer and convey unto the said **BRANDON BARNES AND KARI JO TIEDE,** the Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Final Plat of Kenneth Gober, etux Property, of record in Instrument No. 20210908-0120332, 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 JERRY C. GILLIHAN AND CYNTHIA S. GILLIHAN, HUSBAND AND WIFE, by deed from RITA PERRY, GUARDIAN OF EMMA GREER AND HAYDON GREER AND AUSTYN GREER, UNMARRIED, of record in Instrument No. 20210628-0087308, dated June 24, 2021, said Register's Office.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this ___ day of June, 2022.

JERRY C. GILLIHAN

CYNTHIA S. GILLIHAN

STATE OF Florida
COUNTY OF Santa Rosa

Personally appeared before me, Angel Noel Rodriguez, a Notary Public in and for said County and State, **JERRY C. GILLIHAN**, the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Santa Rosa Florida, ~~Tennessee~~, this the 24 day of June, 2022.

NOTARY PUBLIC

My Commission Expires: 10-31-23

ANGEL NOEL RODRIGUEZ
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # GG 928011
My Commission Expires October 31, 2023

STATE OF Florida
COUNTY OF Santa Rosa

Personally appeared before me, Angel Noel Rodriguez, a Notary Public in and for said County and State, **CYNTHIA S. GILLIHAN**, the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Santa Rosa, Florida, ~~Tennessee~~, this the 24 day of June, 2022.

NOTARY PUBLIC

My Commission Expires: 10-31-23

ANGEL NOEL RODRIGUEZ
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # GG 928011
My Commission Expires October 31, 2023

Certificate of Authenticity

I, Renee Stout, 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 6.27.22.

Date

Affiant Signature

6.27.22

Date

State of TN

County of Sumner

Sworn to and subscribed before me this 27th day of June, 2022.

Notary's Signature

My Commission Expires: 03/01/2025

Notary's Seal (if on paper)

JENNIFER RUSSELL
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY