SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 894382 DEEDWARRSP
07/27/2022 08:50:30 AM 4 pgs
Fees: $23.00 Taxes: $1,946.20
20220727-0085522

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF COLLIN

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $526,000.00.

Georgina Ghio
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 10-15-2025
(AFFIX SEAL)

SHAUN ROBERTSON
Notary ID #133396608
My Commission Expires
October 15, 2025

THIS INSTRUMENT WAS PREPARED BY
Alexis Esneault, McMichael & Gray, P.C., 22 Century Blvd, Suite 450, Nashville, TN 37214

File No.: TN-NAS-220432-PUR

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
		087 02 0B 038.00
(NAME) **Cameron Gibson** **Brooke Gibson**	(NAME) **Cameron Gibson** **Brooke Gibson**	
(ADDRESS) **7908 Silver Oak** **Mount Juliet, TN 37122**	(ADDRESS) **7908 Silver Oak** **Mount Juliet, TN 37122**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY EXPRESSLY ACKNOWLEDGED, THE UNDERSIGNED, **DAVIDSON HOMES, LLC, AN ALABAMA LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CAMERON SCOTT GIBSON AND BROOKE ELIZABETH GIBSON, TENANTS BY THE ENTIRETY,** 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. 38 on the Plan of Cobblestone Landing, Phase 2B of record in Plat at Instrument No. 20210504-0059747, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Davidson Homes, LLC, an Alabama limited liability company, by Warranty Deed dated June 24, 2021 from Jan Marie Wingfield, Steven Redman Greenwell, and John Gregory Greenwell, Co-Trustees of The John Greenwell Trust B, recorded August 4, 2021 as Instrument Number 20210804-0104676, in the Official Records of Davidson County, Tennessee.

Subject to easements, restrictions and covenants of record.

unimproved ☐
This is improved ☒ property, known as 7908 Silver Oak Court Mount Juliet TN 37122
(House No.) (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 claiming by, through or under GRANTOR, but not otherwise. 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 27 day of June, 2022.

Davidson Homes, LLC, an Alabama Limited Liability Company

By: Tom Thomas
Its: Division President

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, a Notary Public of said County and State, this 27 day of June, 2022, Tom Thomas personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be Its: Division President of Davidson Homes LLC, an Alabama limited liability company, the within named grantor, and that he/she, being authorized to do so, execute the within instrument for the purposes therein contained by signing on behalf of said grantor.

Notary Public

My Commission Expires: _____

TREVOR STIRMEL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-21-2024

FILE NO.
114360086907

PROPERTY
7908 Silver Oak Ct, Mount Juliet, TN 37122

EXHIBIT A
Legal Description

A certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

Lot No. 38, Final Plat, Cobblestone Landing Phase 2B Subdivision, as shown on plat of record in Plat Book 20210504-0059747, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Note: Being the same property conveyed to Davidson Homes, LLC, an Alabama limited liability company, by Warranty Deed from Jan Marie Wingfield, Steven Redman Greenwell and John Gregory Greenwell, Co-Trustees of The John Greenwell Trust B dated June 24, 2021 and recorded on August 04, 2021 as Instrument No. 20210804-0104676 in the Register's Office of Davidson County, Tennessee.

Parcel ID No.: 087 02 0B 038.00

Tennessee Certification of Electronic Document

I, Georgina Ghio, 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 June 27, 2022 (date of document).

Georgina Ghio
Affiant Signature

26 July 2022
Date

State of TEXAS
County of Collin

Sworn to and subscribed before me this 26th day of July, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10-15-2025

NOTARY'S SEAL

