WARRANTY DEED

Karen Johnson Davidson County
Batch# 895300 **DEEDWARR**
07/28/2022 11:06:44 AM 2 pgs
Fees: $13.00 Taxes: $3,885.00

20220728-0086124

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,050,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: ST22-061176

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Evan Duby and Debra Duby	new owners	
(NAME)	(NAME)	
304 Elmington Avenue		104-10-0-056
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE MILLION FIFTY THOUSAND AND NO/100 DOLLARS ($1,050,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JOHN BRADLEY GIBSON AND GINGER SCHNEIDER GIBSON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EVAN DUBY AND DEBRA DUBY, HUSBAND AND WIFE**, 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:

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. "B", on the Map showing Subdivision of Lots 16, 17 and 18 in Elmington Place Subdivision, of record in Plat Book 547, Page 43, to which plan reference is hereby made for a more complete description, Register's Office for said County, described as follows:

Being at a point in the easterly margin of Elmington Avenue 57 feet 6 inches north of Richardson Avenue, being the common corner of Lots "A" and "B" on said plan, and also the common corner of Lots Nos, 17 and 18 on said recorded Plan; thence in an easterly direction with the line between Lots "A" and "B" 156 feet to a point 8 feet north of the line between Lots 17 and 18 of said recorded plan; thence northerly 52 ¼ feet to a point which is 12 feet west of the line between Lots 16 and 17; thence westerly 149 feet 5 inches to a point in the easterly margin of Elmington Avenue; thence with the margin of the same southerly 50 feet to the point of beginning.

Being the same property conveyed to John Bradley Gibson and Ginger Schneider Gibson, husband and wife by Warranty Deed from James S. Boswell and Sarah Gay Boswell, husband and wife, dated 05/24/2017 and recorded 06/08/2017, of record in Instrument 20170608-0057646, Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-CPE-22-304

THIS CONVEYANCE IS MADE SUBJECT TO: ; further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 304 Elmington Avenue, Nashville, TN 37205
(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 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 the 13 day of July, 2022

John Bradley Gibson

Ginger Schneider Gibson

STATE OF OHIO ~~OHIO~~ Delaware JBG GSG
COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, John Bradley Gibson and Ginger Schneider Gibson, the within named bargainor, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th day of July, 2022.

Notary Public

My Commission Expires: April 17, 2024

(SEAL)

ELIZABETH ANNE SPROUT - NOTARY PUBLIC
STATE OF OHIO
COMM EXP: APR 17, 2024