RECORDING INFO	STATE OF Tennessee) COUNTY OF Robertson)
Karen Johnson Davidson County Batch# 897142 DEEDWARR 08/01/2022 04:07:30 PM 3 pgs Fees: $18.00 Taxes: $769.60 20220801-0087587	The actual consideration for this transfer or value of property transferred (whichever is greater) is $208,000.00. Affiant Sworn to and subscribed before me this 29 day of July, 2022. Notary Public My Commission Expires: PATTI ROBITAILLE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 03-01-2023
PREPARED BY AND RETURN TO: Webb Sanders PLLC 3037A Highway 31W P.O. Box 887 White House, TN 37188	

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Tabitha Christine Gordon and Donielle Lamont Gordon, Sr. 301 West Monticello Ave Goodlettsville, TN 37072	New Owner(s)	034-09-0-008.00

THIS GENERAL WARRANTY DEED is made and effective as of the 29th day of July, 2022 (the "***Effective Date***"), by and between:

RUSSELL DAVID GILLASPIE, AN UNMARRIED MAN ("***Grantor***"); and

DONIELLE LAMONT GORDON AND TABITHA CHRISTINE GORDON, HUSBAND AND WIFE ("***Grantee***").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells, and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee (the "***Property***"):

Land in Davidson County, Tennessee, being the Southeast part of Lot No. 27, on the Map of Bransford Company's Alta Loma Subdivision, as of record in Book 421, Page 44, Register's office for Davidson County, Tennessee, and described according to a copy of a survey made by John Kohl, Surveyor dated July 27, 1986 as follows:

Beginning at the Northwest intersection of Monticello Avenue and Monticello Drive; thence with the Margin of said Drive North 88 degrees 30' west 157 ft. to a point; thence South 87 degrees 05' East 28.2 ft. to the west margin of Monticello Avenue; thence with the margin of the same South 21 degrees 22' East 313 ft. to the point of beginning.

Being the same property conveyed to Russell David Gillaspie by Quitclaim deed from Jamie Marie Gillaspie of record in Instrument No. 20100121-0005352 Register's Office for Davidson County, Tennessee, dated January 15, 2010 and recorded on January 21, 2010.

This is improved property commonly known as 301 West Monticello Ave, Goodlettsville, TN 37072.

This conveyance is being made subject to (i) taxes for the year 2022, and subsequent years, which are not yet due and payable; (ii) all applicable zoning and setback requirements; (iii) all general utility, sewer, and drainage easements of record; (iv) all subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (iv) the following matters:

1. All matters shown on the Plan of record in Plat Book 421, Page 44, Register's Office for Davidson County, Tennessee.

2. Storm Sewers and/or Sanitary Sewers Easement of record in Book 5678, Page 449, in the Register's Office for Davidson County, Tennessee.

3. Easement Deed By Court Order in Settlement of Landowner Action- Lightnet Lines of record in Instrument Number 20140114-0003779, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with the appurtenances, hereditaments, estate, title, and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of the Property in fee simple, has good right to convey it, and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to the Property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed or has caused the same to be executed as of the Effective Date.

GRANTOR:

Russell David Gillaspie

STATE OF Tennessee)
COUNTY OF Robertson)

Personally appeared before me, the undersigned Notary Public for the aforesaid State and County, RUSSELL DAVID GILLASPIE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29 day of July, 2022.

PATTI ROBITAILLE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 03-01-2023

Patti Robitaille

Notary Public

My Commission Expires: _____

TRUE COPY CERTIFICATION

I, Patti Robitaille, 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 the 29th day of July 2022.

Patti Robitaille

Affiant Signature

Date: 8/1/2022

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Sworn to and subscribed before me this 1 day of August, 2022.

Gillian Buchanan Kummer

Notary Public

My Commission Expires: October 15, 2022

