THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** Karen Johnson Davidson County Batch# 905496 DEEDWARR 08/19/2022 11:28:30 AM 3 pgs Fees: $18.00 Taxes: $1,776.00 20220819-0093997	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $480,000.00 Affiant Subscribed and sworn to before me, this 12th day of August, 2022. Notary Public My Commission Expires:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2025

WARRANTY DEED

Address New Owner: Mollye Dietrich 1633 54th Ave N, Unit 22 Nashville, TN 37209	Send Tax Bills to: New Owner Property	Tax Information: Tax Parcel ID No. 091-03-0B-042.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **THOMAS MITCHELL GIBBS, A SINGLE MAN AND JUSTIN BILLINGHAM, A SINGLE MAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **MOLLYE Jane DIETRICH, UNMARRIED** ("Grantee"), Grantee's 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 Unit No. 42 of Silo Bend Homes, a Horizontal Property Regime With Private Elements, and described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180709-0066260, amended in Instrument No. 20180814-0080169, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "D" to said Declaration and the By-Law appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Thomas Mitchell Gibbs, a single man and Justin Billingham, a single man, as tenants in common with right of survivorship by Warranty deed from Silo Bend Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200609-0058817 Register's Office for Davidson County, Tennessee, dated June 05, 2020 and recorded on June 09, 2020. (Value of consideration shown in aforementioned deed $325,000.00.)

This is improved property commonly known as: **1633 54th Ave N, Unit 22, Nashville, TN 37209**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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, Grantors have executed this instrument on this 12th day of August, 2022.

THOMAS MITCHELL GIBBS

JUSTIN BILLINGHAM

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **THOMAS MITCHELL GIBBS AND JUSTIN BILLINGHAM,** the within named bargainors, with whom I am personally acquainted (or proved to me 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 at office this 12th day of August, 2022.

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

Notary Public

My Commission Expires:

Certificate of Authenticity

I, Emily Manno, 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 8/12/22.

Date

Emily Manno

Affiant Signature

8/12/22

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12 day of August, 2022.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON