Karen Johnson Davidson County
Batch# 908690 DEEDWARR
08/26/2022 12:27:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20220826-0096615

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN }
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $225,000.00

Affiant Signature

Subscribed and sworn to before me on this the 18th day August 2022.

Notary Public
My Commission expires: 7-7-2025

ANNA BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

NAME AND ADDRESS OF PROPERTY OWNER:
Adnan Ahmad
1233 Woodbridge Drive
Clarksville, TN 37042-5917

SEND TAX BILLS TO:
Adnan Ahmad
1233 Woodbridge Drive
Clarksville, TN 37042-5917

MAP AND PARCEL NUMBER: Tax ID #: 04415007800

WARRANTY DEED
22NT01214

Effective the 18th Day of August2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Benjamin Paul Gibson and wife, Britney Tanner Gibson

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Gerald S. Thompson and Cynthia Thompson, husband and wife

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 102, Section D on the Plan of E.I. DuPont de Nemours and Company's Subdivision, of record in Book 1424, Page 65 and as corrected in Book 4398, Page 567, Register's Office for Davidson County, Tennessee, and further described as follows:

Beginning on the Easterly margin of Bryan Street at the corner of Lot Nos. 101 and 102; thence with the line between said lots, Eastwardly 61.1 feet to the corner of Lot Nos. 90 and 102; thence with the line between said two lots, Southwardly 59 feet to the Northerly margin of said street; thence Westwardly 51.1 feet to the beginning of a curve; thence around said curve with a radius of 10 feet to the Easterly margin of Bryan Street; thence with the Easterly margin of said Street, Northwardly 49 feet to the beginning.

Being the same property as conveyed to Benjamin Paul Gibson and wife, Britney Tanner Gibson by Warranty Deed from Mocha Properties, a Tennessee General Partnership composed of Donald R. Swartz and Terry Keller Swartz dated 04/28/2010 recorded 05/11/2010 in Book NA, Page NA, as Document Number 20100511-0036169, Register's Office for Davidson County, TN.

This is an improved property commonly known as: 915 Bryan St, Old Hickory, TN 37138-3136

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 18th day of August, 2022.

Benjamin Paul Gibson

State of Tennessee
County of Davidson

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, **Benjamin Paul Gibson**, the within named bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 18th day of August, 2022.

Notary Public
My Commission expires: 1/16/2024

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

Britney Tanner Gibson

State of Tennessee
County of Davidson

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, **Britney Tanner Gibson**, the within named bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 18th day of August, 2022.

Notary Public
My Commission expires: 1/16/2024

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

Tennessee Certification of Electronic Document

I, Beth Turner, 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 authenticate according to law on 8/18/2022, (date of document).

Affiant Signature

8/26/2022
Date

State of Tennessee
County of Davidson

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

(SEAL)

Kristen James
Notary's Signature
My Commission Expires: 1-6-2025

KRISTIN JAMES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025