Karen Johnson Davidson County
Batch# 915183 DEEDWARR
09/12/2022 09:47:23 AM 2 pgs
Fees: $13.00 Taxes: $1,831.50
20220912-0101601

ADDRESS NEW OWNERS and
SEND TAX BILLS:
KENNETH B. GUPTON and
MARY BETH GUPTON
105 Joshua's Run
Goodlettsville, TN 37072

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER: 7-15-37.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, BRIAN DAVID HUBERT and ALEXANDRA CHERELLE HUBERT, husband and wife, hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to KENNETH B. GUPTON and wife, MARY BETH GUPTON, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

> Land in Davidson County, Tennessee, being Lot No. 99 of Grizzard Manor, Section 5, 10th Civil District of Davidson County, Tennessee, as of record in Plat Book 4675, Page 164, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Brian David Hubert and Alexandra Cherelle Hubert, husband and wife, by Warranty Deed from Donald R. Huber and wife, Linda G. Hubert, dated July 5, 2018 and recorded July 10, 2018 in Instrument No. 20180710-0066463, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 2041 Graceland Drive, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEES that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 7 day of September, 2022.

BRIAN DAVID HUBERT

ALEXANDRA CHERELLE HUBERT

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, BRIAN DAVID HUBERT and ALEXANDRA CHERELLE HUBERT, the within named bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 7 day of September, 2022.

NOTARY PUBLIC

My Commission Expires: 3.27.25

TIMOTHY D FERGUSON NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $495,000.00.

AFFIANT

Subscribed to and sworn before me, this the 7 day of September, 2022.

NOTARY PUBLIC

My Commission Expires: 3.27.25

TIMOTHY D FERGUSON NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

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