This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-19034-RR

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

Karen Johnson Davidson County
Batch# 925327 DEEDWARR
10/05/2022 10:17:35 AM 2 pgs
Fees: $13.00 Taxes: $1,794.50
20221005-0109802

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $485,000.00.

Stacy Perry
Affiant

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

Subscribed and sworn to before me, this the 4th day of October, 2022.

Notary Public
My Commission Expires: 1-8-24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Olivia Reagan Wudel and Samuel Lloyd Wudel 2116 Golden Oak Lane Madison, TN 37115	New Owner	051 14 0A 033.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **William H. Gibbs, Jr. and Laureen M. Gibbs, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Olivia Reagan Wudel and Samuel Lloyd Wudel, wife and husband**, 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:

Land in Davidson County, Tennessee, being Lot No. 33, on the Plan of Oakwood Estates, of record in Instrument No. 200005050045404, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to William H. Gibbs, Jr. and Laureen M. Gibbs, Husband and Wife, by Warranty Deed from Wayne J. Walton, Jr. and Linda P. Walton, Husband and Wife, of record in Instrument No. 20151020-0106348, in the Register's Office of Davidson County, Tennessee, dated October 15, 2015, and recorded on October 20, 2015.

This is improved property located at: **2116 Golden Oak Lane, Nashville, TN 37115**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of October, 2022.

GRANTOR:

William H. Gibbs, Jr.

Laureen M. Gibbs

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William H. Gibbs, Jr. and Laureen M. Gibbs, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 4th day of October, 2022.

Notary Public
My Commission expires: _____

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026