Prepared By & Return To:
Tennessee Title Services LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MQ-22-3848

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 7th day of October, 2022

Notary Public

Commission Expires: _____

CHARLOTTE THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 3-2-2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
Morrigan Alise Corbitt 901 Nesbitt Lane Madison, TN 37115	DAS Acquisition Company, LLC. 12140 Woodcrest Executive Drive., Ste 150 St. Louis, MO 63141	042-06-0-006.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Joshua Adam Corbitt

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Morrigan Alise Corbitt and Ivy Faulkner, a married couple, and Samantha Sunshine D'Anna, a married woman

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:

Tract One:

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Section Two, Bonnie-Brae of record in Book 2330, Page 123, in the Register's Office for said County.

Said Lot No. 50 which is a corner lot, fronts 211.0 feet on the Southerly margin of Nesbitt Drive and fronts 197.9 feet on the Westerly margin of Falcon Drive, said frontage being joined by a curve having a length of 39.27 feet, and extends back 220.45 feet on the Southerly line and 172.3 feet on the Westerly line to a point of intersections.

Karen Johnson Davidson County
Batch# 929931 DEEDWARR
10/14/2022 12:47:30 PM 4 pgs
Fees: $23.00 Taxes: $666.00
20221014-0112845

Tract Two:

Being a tract or parcel of land in the 11th Civil District, Davidson County, Tennessee, and more particularly described as Tract 50A in a survey by Howard George and Associates, dated July 28, 1981, as follows:

Beginning at a concrete monument found (the Southeast corner of Lot 49 and the Southwest corner of Lot 50, on the plan of Section Two, Bonnie-Brae Subdivision, of record in Book 2330, Page 123, R.O.D.C.); thence South 75 degrees 49 minutes 10 seconds East, 220.72 feet to a concrete monument set on the West right-of-way of Falcon Drive; thence South 83 degrees 14 minutes 30 seconds West, 219.51 feet to a concrete monument set; thence North 2 degrees 51 minutes 30 seconds East, 80.00 feet to the beginning, containing 0.199 acres more or less.

Being the same property conveyed to James T. Gardner and wife, Mildred A. Gardner by Warranty Deed from Chester E. Shumake and wife, Pauline P. Shumake of record in Book 4937, Page 966, Register's Office for Davidson County, Tennessee, dated August 01, 1975 and recorded on August 01, 1975. (Value of consideration shown in aforementioned deed $32,500.00.) Tract 1.

Being the same property conveyed to James T. Gardner and wife, Mildred A. Gardner by Warranty Deed from Raymond C. Walker, Jr. and wife, Marilyn D. Walker of record in Book 5781, Page 455, Register's Office for Davidson County, Tennessee, dated August 10, 1981 and recorded on August 12, 1981. (Value or consideration as shown in aforementioned deed $2,500.00.) Tract 2. The said James T. Gardner died on or about September 17, 1997, leaving Mildred A. Gardner as the surviving tenant by the entirety.

Being the same property conveyed to Annette M. Gardner by Quitclaim Deed from Mildred A. Gardner, reserving unto herself a life estate interest, of record in Instrument No. 20010419-0038903, Register's Office for Davidson County, Tennessee, dated April 16, 2001 and recorded on April 19, 2001. (Value of consideration shown in aforementioned deed $86,000.00.) The said Mildred A. Gardner died on or about May 26, 2018 thereby extinguishing her life estate interest. Reference is made to the Affidavit of Heirship for Mildred A. Gardner that names her daughter, Peggie Werrbach and grandson, Joshua Adam Corbitt, and granddaughter, Tara Dawn Frazier as her heirs, recorded in Instrument No. 202210140112842, Register's Office for Davidson County, Tennessee. Tract 1.

Being the same property conveyed to Annette M. Gardner by Quitclaim Deed from Mildred A. Gardner, reserving unto herself a life estate interest, of record in Instrument No. 20010419-0038902, Register's Office for Davidson County, Tennessee, dated April 16, 2001 and recorded on April 19, 2001. (Value of consideration shown in aforementioned deed $0.00.) The said Mildred A. Gardner died on or about May 26, 2018 thereby extinguishing her life estate interest. Tract 2. The said Annette Marie Gardner died May 16, 2009, with an estate administered in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 09P840. Reference is made to the Affidavit of Heirship for Annette M. Gardner that names her son, Joshua Adam Corbitt as sole heir, recorded in Instrument No. 202210140112843, Register's Office for Davidson County, Tennessee. Annette M. Gardner is aka Annette Marie Gardner. Tract 1 and 2

Said property quitclaimed to Joshua Adam Corbitt, by Quitclaim Deed from Peggy Werrbach and Tara Dawn Frazier and filed of record in Instrument No. 202210140112844, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 901 Nesbitt Lane, Madison, TN 37115

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 so 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. 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.

Dated this the 7th day of October, 2022.

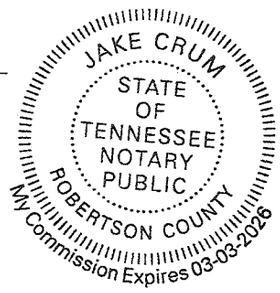
Joshua Adam Corbitt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of October, 2022, before me personally appeared Joshua Adam Corbitt to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

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

Notary Signature
My commission expires:



Certificate of Authenticity

I, Joshua A. Terry, 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 10/7/2022.

Affiant Signature

10/12/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/12/2022.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON