Karen Johnson Davidson County
Batch# 938594 DEEDWARR
11/07/2022 12:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20221107-0119621

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $315,000.00.

Affiant

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

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

Notary Public
My Commission Expires: 10/2/2023

2022-538

Address of New Owner:	Send Tax Bills to:	Tax Information:
Thomas L. Gibson & Frances E. Gibson	Guaranteed Rate, Inc.	
736 Piccadilly Row	3940 N Ravenswood	135 14 0A 012.00
Antioch, TN, 37013	Chicago, IL 60613	

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, we

Mitchell E. Smith, unmarried,

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

Thomas L. Gibson and Frances E. Gibson, husband and wife,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Phase Two, Pinnacle Point Subdivision of record in Book 6900, Page 140-141, Register's Office for Davidson County, Tennessee. Said Lot No. 12 fronts 65.08 feet on the southerly margin of Piccadilly Row and extends back 153.00 feet on the easterly line and 161.90 feet on the westerly line to a dead line in the rear, measuring 92.72 feet thereon.

Being the same property conveyed to Mitchell E. Smith, a single man by Warranty Deed from Bryan Allen Peddy, a single man of record in Instrument No. 20061201-0148553, Register's Office for Davidson, Tennessee, dated June 15, 2006 and recorded on December 1, 2006.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **736 Piccadilly Row, Antioch, TN 37013.**

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. 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 4th day of November, 2022.

Mitchell E. Smith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mitchell E. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 4th day of November, 2022.

Notary Public – Ryan J. Alspaugh
My Commission Expires: 09/20/2025



TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 11/4/2022.

D. Shayne Adair

11/7/2022
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

Sworn to and subscribed before me this 7 day of November 2022.



April D. Wideman
Notary Public
My Commission Expires: 03/07/2026