WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF DECEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES:

LAUREN REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 9-20-2025

BS-CASH-22-444

Karen Johnson Davidson County
Batch# 955891 **DEEDWARR**
12/28/2022 02:51:59 PM 2 pgs
Fees: $13.00 Taxes: $943.50

20221228-0133281

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
KDP Real Estate LLC	Same as new owner	
(NAME)	(NAME)	**095-16-0-030-00**
156 Lindsey Road		
(ADDRESS)	(ADDRESS)	
Big Sandy, TX 75755		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JUDY O GIBSON, TRUSTEE OF THE JUDY O GIBSON REVOCABLE LIVING TRUST AGREEMENT DATED SEPTEMBER 27, 2001, AND ANY SUCCESSORS IN TRUST, AND ANY AMENDMENTS THERETO AND JUDY O. GIBSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KDP REAL ESTATE LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract I:

Land in Davidson County, Tennessee, being Lot 59, as shown on the map entitled Perry Heights of record in Plat Book 2900, Page 18, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract II:

A tract of land situated in the 3rd Civil District of Davidson County, Tennessee, being part of Lot No. 60 on the plan of Perry Heights of record in Book 2900, Page 18, Register's Office for Said County, described as follows:

Beginning at a point in the western margin of Heney Drive said point being further described as the common corner between Lot No. 59 and Lot No. 60 of Perry Heights Subdivision as of record in Plat Book 2900, Page 18, Register's Office for Davidson County, Tennessee; thence with the westerly margin of Heney Drive in a southerly direction along a curve to the right having a radius of 431.7 feet a distance of 8 feet to a point; thence leaving said street margin along a line in a westerly direction a distance of 151 feet more or less to a point in the westerly boundary of said subdivision, thence with said boundary line N. 9 degrees 00' W a distance of 33 feet to a point, said point being the southwest corner of lot No. 59; thence with the common property line between lots No. 59 and No. 60 in an easterly direction a distance of 165 feet to the point of beginning.

Tract I:

Being the same property conveyed to Judy O Gibson, Trustee of The Judy O Gibson Revocable Living Trust Agreement Dated September 27, 2001, by Quitclaim Deed from Judy O. Gibson, Trustee U/A/D September 27, 2001 The Judy O. Gibson Revocable Living Trust Agreement of record in Instrument No. 20131213-0126446, Register's Office for Davidson County, Tennessee, dated December 09, 2013 and recorded on December 13, 2013.

Tract II:

Being the same property conveyed to Roger W. Gibson and wife, Judy O. Gibson by Deed from Richard P. Mosier and wife, Evelyn B. Mosier of record in Book 5040, Page 724, Register's Office for Davidson County,

Tennessee, dated June 2, 1976 and recorded on June 30, 1976.

Said Roger W. Gibson died vesting Judy O. Gibson as the surviving tenant.

This conveyance is subject to:
- Taxes for the year 2022, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 2900, Page 18, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2928, Page 445, and Book 11421, Page 498, in the Register's Office for Davidson County, Tennessee.
- Charter for Perry Heights Homeowner's Association of record in Book 7271, Page 917, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **444 Heney Drive, Nashville, Tennessee 37214-3148**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 22nd DAY OF DECEMBER, 2022.

Judy O Gibson, Trustee of The Judy O Gibson Revocable Living Trust Agreement Dated September 27, 2001, And Any Successors In Trust, And any amendments thereto

BY: Judy O Gibson
Judy O. Gibson
Trustee

Judy O. Gibson
Judy O. Gibson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUDY O. GIBSON, TRUSTEE of JUDY O GIBSON, TRUSTEE OF THE JUDY O GIBSON REVOCABLE LIVING TRUST AGREEMENT DATED SEPTEMBER 27, 2001, AND ANY SUCCESSORS IN TRUST, AND ANY AMENDMENTS THERETO, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 22nd of December, 2022.

Notary Public
My Commission Expires: 11-3-25
(SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 22nd of December, 2022.

Notary Public
My Commission Expires: 11-3-25
(SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY