Karen Johnson Davidson County
Batch# 973286 DEEDWARR
02/22/2023 02:03:30 PM 3 pgs
Fees: $18.00 Taxes: $111.00
20230222-0012570

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

Brenda Shelby
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF FEBRUARY, 2023.

Jennifer A Hoffman
Notary Public

MY COMMISSION EXPIRES: 08-19-2023

(AFFIX SEAL)

JENNIFER A HOFFMAN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 08-19-2023

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tibsen Properties LLC	Same as New Owner	019-13-0-005
(NAME)	(NAME)	
100 Lakeview Court		
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		
(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 considerations, the receipt of which is hereby acknowledged, I/we Michael Wayne Bagsby, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Tibsen Properties LLC, a Tennessee Limited Liability Company, hereinafter called the GRANTEE(S), his/her/their 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. 30, on the plan of James M. Phipps Addition to Goodlettsville, as shown on plat of record in Plat Book 547, Page 151, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Clarence Eugene Bagsby and wife, Susie S. Bagsby by Installment Deed from Elizabeth Wilhoite Young, a widow, dated 06/06/1979, of record in Book 5447, Page 134, Register's Office for Davidson County, Tennessee.

The said Susie S. Bagsby, also known as Virginia S. Bagsby, died on March 28, 1995, leaving the said Clarence Eugene Bagsby Sr., the sole surviving tenant by the entirety. The said Clarence E. Bagsby, Sr. died testate on 11/30/2004, devising subject property to Clarence E. Bagsby, Jr., Michael Wayne Bagsby and Timothy Dewayne Bagsby as evidenced in File No. 04P-1962, Probate Court Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael Wayne Bagsby by Quitclaim Deed from Clarence E. Bagsby, Jr., Executor for the Estate of Clarence E. Bagsby, Sr., dated 01/04/2005, of record in Instrument 20050105-0001958, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 409 Bass Street, Goodlettsville, TN 37072

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 22nd day of February, 2023.

Michael Wayne Bagsby

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Wayne Bagsby, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 22nd day of February, 2023.

Notary Public:
My Commission Expires: _____

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

202302220012570

CERTIFICATE OF AUTHENTICITY

I, Deborah Rand do hereby make oath that I am a licensed attorney and/or 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 2/22/23.

Affiant
Date: 2/22/23

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 22 day of February, 2023

Notary Public

My Commission Expires:

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024