Karen Johnson Davidson County
Batch# 978044 DEEDWARR
03/07/2023 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $2,368.00
20230307-0016444

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $640,000.00

Affiant

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF March, 2023.

Notary Public

MY COMMISSION EXPIRES: 8-20-2023
(AFFIX SEAL)

File #23-DM-1423-V

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
David C. Gaston and Katherine L. Gaston	Regions Bank DBA Regions Mortgage	
(NAME)	(NAME)	
1423 Franklin Avenue	2050 Parkway Office Circle	**083 05 0 359.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Birmingham, AL 35244	
(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, **ALMA & DUNE INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID C. GASTON AND KATHERINE L. GASTON, HUSBAND AND WIFE,** 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:

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 53 on The Map of Subdivision of Part of The Weakley Home Place, as of record in Book 421, Page 36, Register's Office for said County.

Said Lot No. 53 fronts 50 feet on the Northerly side of Franklin Avenue and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Dorothy L. Hooberry, Linda F. Hooberry and Mary G. Hooberry, by Warranty Deed from Harold R. Moredock and wife, Ruth S. Moredock, of record in Book 5034, Page 534, in the Register's Office of Davidson County, Tennessee, dated June 03, 1976 and recorded on June 14, 1976. The said Dorothy L. Hooberry died on March 18, 1983.

Being the same property conveyed to Mary G. Hooberry, by Quitclaim Deed from Linda F. Hooberry Pittman, Carolyn Sue Hooberry, and Connie Jean Hooberry, of record in Book 10619, Page 822 in the Register's Office of Davidson County, Tennessee, dated September 09, 1997 and recorded on September 24, 1997. The said Mary Hooberry died on January 14, 2021 See Probate Case 21P167, Davidson County in the Seventh Circuit Court. Also see Affidavit of Heirship recorded in Instrument No. 20220615-0068216, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Alma & Dune Investments, LLC, by Warranty Deed from Estate of Mary Hooberry, of record in Instrument No. 20220615-0068217, in the Register's Office of Davidson County, Tennessee, dated June 10, 2022 and recorded on June 15, 2022.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of The Map of Subdivision of Part of The Weakley Home Place, as recorded in Book 421, Page 36.
*No coverage is provided as to the amount of acreage or square footage of the land.
*Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **1423 Franklin Avenue, Nashville, TN 37206**.

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 7th day of March, 2023.

Alma & Dune Investments, LLC, a Tennessee Limited Liability Company

By: _____
Donald Baydoun, Owner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, John W. Bishop of the state and county mentioned, personally appeared Donald Baydoun, Owner of Alma & Dune Investments, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Owner of Alma & Dune Investments, LLC, the within named bargainor, a Limited Liability Company, and that such Donald Baydoun, Owner of Alma & Dune Investments, LLC as such Owner, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Owner.

Witness my hand and seal, at office in Nashville, TN, this 7th day of March, 2023.

_____
Notary Signature

Printed Name: John Bishop

My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Diane March,** 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 this the 7th day of March, 2023.

Affiant Signature
Date 03/07/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 7th day of March, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

