Karen Johnson Davidson County
Batch# 981604 DEEDWARR
03/16/2023 12:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,605.80
20230316-0019132

Prepared By ~~& Return To:~~
Rhythm Title, LLC
1585 Mallory Lane, Ste. 103
Brentwood, TN 37027
RT-23-572

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $434,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 15th day of March, 2023

Notary Public

Commission Expires: 05/23/2023

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

Address of New Owner	Send Tax Bills To:	Map & Parcel
Michael David Brassfield and Megan Bannon 1811 meridian st Nashville TN 37207	Same as new owner	082-07-0-376.00

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,

John C. Gibson, a married man

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

Michael David Brassfield and Megan Bannon, husband and wife

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:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Village Manor of record in Plat Book 3300, Page 55, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John C. Gibson, unmarried man, by Warranty Deed from George Brandt, a married man, and Eric Sox, a married man, of record in Instrument No. 20161116-0120627, Register's Office for Davidson County, Tennessee, dated October 18, 2016 and recorded on November 16, 2016.

The undersigned, Meredith Gibson, spouse of John C. Gibson, joins in the execution of this instrument for the purpose of conveying to the Grantees all her right, title, claim, and interest in and to the above described property, including but not limited to, her homestead and any and all other marital rights.

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: 639 Lischey Avenue, Nashville, TN 37207

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 15th day of March, 2023.

John C Gibson by Meredith Gibson his attorney in fact
John C. Gibson by Meredith Gibson, his Attorney in Fact

Meredith Gibson
Meredith Gibson

STATE OF GEORGIA
COUNTY OF Muscogee

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Meredith Gibson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for John C. Gibson and that she is authorized by John C. Gibson to execute this instrument on his behalf.

Witness my hand, at office, this 15th day of March, 2023.

BTTale
Notary Signature
My commission expires: 9·30·2024

BRITTANIA COLE NOTARY PUBLIC MUSCOGEE COUNTY, GEORGIA

STATE OF GEORGIA
COUNTY OF Muscogee

On this 15th day of March, 2023, before me personally appeared Meredith Gibson, 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 15th day of March, 2023.

BTTale
Notary Signature
My commission expires: 9·30·2024

BRITTANIA COLE NOTARY PUBLIC MUSCOGEE COUNTY, GEORGIA

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **March 15, 2023**.

Date

D Hardwick

Affiant Signature

March 16, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **16th** day of **March**, 20**23**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026