Karen Johnson Davidson County
Batch# 983548 DEEDWARR
03/23/2023 09:07:33 AM 2 pgs
Fees: $13.00 Taxes: $1,554.00
20230323-0020997

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 5/31/2026
(AFFIX SEAL)

CHRISTY M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

06-NSH23-05633

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Sarah K. Griffith 4240 Rachel Donelson Pass Hermitage, TN 37076	DAS Acquisition Company, LLC 12140 Woodcrest Executive, #150 St. Louis, MO 63141	075 11 0A 104.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Dorothy Gilbert and Aaron Gilbert, Sr., wife and husband**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Sarah K. Griffith, a single woman**, hereinafter called the Grantees, their successors 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. 130 on the Plan of First Revision, Phase Four - A, Heritage Meadows, of record in Instrument No. 20020123-0009310, Register's Office for Davidson, County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Dorothy Gilbert and Aaron Gilbert Sr., Wife and Husband, by Warranty Deed from Craig A. Geesaman and wife, Margie L. Geesaman, of record in Instrument No. 20081105-0110315, in the Register's Office of Davidson County, Tennessee, dated October 22, 2008, and recorded on November 05, 2008.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 4240 Rachel Donelson Pass, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 20th day of March, 2023

Dorothy Gilbert

Aaron Gilbert, Sr.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Dorothy Gilbert and Aaron Gilbert, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Hermitage, Tennessee, this 20th day of March, 2023.

Notary Public

My Commission Expires: 5/31/2026

