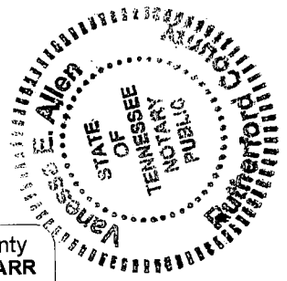
WARRANTY DEED

File #2023030635



Karen Johnson Davidson County
Batch# 985522 DEEDWARR
03/28/2023 10:14:51 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20230328-0022365

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of March, 2023.

Notary Public

MY COMMISSION EXPIRES: 6/22/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
2909 Old Fort Parkway Ste 106
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mitchell Gaines	NEW owner	162-06-0-083.00
(NAME)	(NAME)	
5133 Tusculum Court	5133 Tusculum Court	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Annie Michele Tarbett Black, Shelby Michaela Gaines and Mitchell Gene Russell Gaines,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mitchell Gaines,** an unmarried man 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. 2 on the Plan of Fair Oaks, Section One of record in Plat Book 4175, Page 42-43, 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 David Lee Gaines and Angelia T. Gaines, his wife, by Warranty Deed From William T. Fox dated December 9, 1994 and recorded December 21, 1994 in Book 9552, Page 565, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to David Lee Gaines by Quitclaim Deed from Angelia T. Gaines recorded September 12, 2016, in Instrument No. 20160912-0095527, Register's Office of Davidson County, Tennessee. **The said David Lee Gaines having since died, Intestate, on May 3, 2022, leaving Annie Michele Tarbett Black, Shelby Michaela Gaines and Mitchell Gene Russell Gaines, his only heirs at law.**

****Annie Michele Tarbett Black, Administratrix of the Estate of David L. Gaines, deceased, joins in the execution of this instrument for the purpose of conveying any interest that the estate may have.****

This conveyance is subject to: Subject to all matters shown on the Plan of record in Plat Book 4175, Page 42-43, Register's Office for Davidson County, Tennessee.; Restrictions of record in Book 4289, Page 198 and Book 4447, Page 108 and Book 4447, Page 594 and Book 4475, Page 863, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **5133 Tusculum Court, Antioch, TN 37013**

(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 GRANTEES, their heirs and assigns forever; and we do 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.

Witness our hands this 23rd day of March, 2023.

Annie Michele Tarbett Black, heir at law

Shelby Michaela Gaines, heir at law

Mitchell Gene Russell Gaines, heir at law

Estate of David L. Gaines, deceased

BY

Annie Michele Tarbett Black, Administratrix

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Annie Michele Tarbett Black, Shelby Michaela Gaines and Mitchell Gene Russell Gaines, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of March, 2023.

Commission expires:

ATT VIXAYVONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public

STATE OF TENNESSEE

MY COMMISSION EXPIRES: 02-24-26

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Annie Michele Tarbett Black, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Administratrix, of the Estate of David L. Grimes, the within named bargainor,, and that she as such Administratrix, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the estate by herself as Administratrix.

Witness my hand and official seal this 23rd day of March, 2023.

Commission expires:

ATT VIXAYVONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public

RETURN RECORDED DOCUMENTS TO:

MY COMMISSION EXPIRES: 02-24-26

Biltmore Title, LLC
2909 Old Fort Parkway, Ste. 106
Murfreesboro TN 37128