Karen Johnson Davidson County
Batch# 986897 DEEDWARR
03/31/2023 08:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,587.30
20230331-0023278

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $429,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 3/31/2026

(AFFIX SEAL)

CHRISTI M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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

06-NSH23-05628

Address of New Owner:	Send Tax Bills to:	Tax Information:
Dorothy J. Gilbert and Aaron C. Gilbert, Sr. 1225 Andrew Donelson Drive Hermitage, TN 37076	NEW OWNER	075 11 0A 038.00

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, **Teresa G. Haun, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Dorothy J. Gilbert and Aaron C. Gilbert Sr., wife and husband**, 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. 55, on the Plan of Phase Two, Heritage Meadows of record in Plat Book 9700, Page 525, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Teresa G. Haun, by Quitclaim Deed from Brantz A. Batey, an unmarried person, of record in Instrument No. 20140502-0037416, in the Register's Office of Davidson County, Tennessee, dated May 02, 2014 and recorded on May 02, 2014.

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: 1225 Andrew Donelson Drive, 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 30th day of March, 2023

Teresa G. Haun

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Teresa G. Haun, 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.

Witness my hand and seal at MT. JULIET, Tennessee, this 30th day of March, 2023.

Notary Public

My Commission Expires: 10/16/24

THOMAS E BOSECKER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Meredith Berryhill *(custodian's name)*, 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 30, 2023 *(date of document)*.

Custodian's Signature — 3/30/23 date

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 30 day of March, 2023

Notary Public

MY COMMISSION EXPIRES: 5/31/2026

CHRISTI M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY