WARRANTY DEED

Karen Johnson Davidson County
Batch# 988009 DEEDWARR
04/04/2023 08:57:30 AM 5 pgs
Fees: $28.00 Taxes: $758.50
20230404-0024293

THIS INSTRUMENT PREPARED BY:
Andrew M. Thompson, Attorney
McDonnell and Associates, PA
2442 Devine Street, Columbia, SC 29072
FILE: TN-23595360

SEND TAX BILLS TO: NEW OWNER
Name of New Owner(s): **Gordon L. Gingras**
Address of New Owner(s): **724 Ridgeview Court, Antioch, TN 37013-4425**
Property ID NUMBER: 173 01 0 260.00

THIS INDENTURE, made and entered into this 31 day of March, 20 23, by and between **Heather Gingras and Gordon L. Gingras, married to each other,** party of the first part, and **Gordon L. Gingras, a married man,** party of the second part,

WITNESSETH: That for and in consideration of **Two Hundred Five Thousand and 00/100 Dollars ($205,000.00),** cash in hand paid, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of Antioch, Davidson County, State of Tennessee, and being more particularly bounded and described as follows:

Land situated in the County of Davidson in the State of TN

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 11B ON THE PLAN OF LOTS 1 THROUGH 5 AND 7 THROUGH 16, ZONE LOT DIVISION, DREAMLAND ESTATE SOUTHEAST SECTION 3 OF RECORD IN PLAT BOOK 6250, PAGE 282, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

For Information Purposes Only:

DERIVATION: Being the same property conveyed to Heather Gingras, an unmarried woman, by deed dated June 11, 2018 of record in Deed Instrument/Case No. 20180614-0057258, in the County Clerk's Office.

TMS: **173 01 0 260.00**

Property Address: **724 Ridgeview Court, Antioch, TN 37013-4425**

This conveyance is subject to 2023, **Davidson** and City of **Antioch** Property Taxes and any applicable municipal taxes, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, easements, leases and other encumbrances of record.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances, estates, title, interests and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever. And the said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore-described real estate; that it has a good right to sell and convey the same; and that the title and quiet possession thereto it will warrant and forever defend the title to the

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afore-described real estate to the said party of the second part, its successors and assigns, against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Heather Gingras
Heather Gingras

STATE OF Tennessee

COUNTY OF Davidson **Acknowledgement**

On this 31 day of 03, 2023, before me personally appeared **Heather Gingras**, 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 and seal, this 31 day of March 2023.

Kimberly Kronick - Worrall
Signature of Notary Public

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

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WITNESS the signature of the said party of the first part the day and year first above written.

Gordon L. Gingras

STATE OF Tennessee

COUNTY OF Davidson **Acknowledgement**

On this 31 day of 03, 2023, before me personally appeared **Gordon L. Gingras**, 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 and seal, this 31 day of March 2023.

Kimberly Kronick - Worrall
Signature of Notary Public

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

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AFFIDAVIT OF CONSIDERATION

The Affiant hereby swears or affirms that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$205,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. See TN Code Section 66-5-209. Transfer Taxes due and owing on this transfer are **$758.50**, plus any remote filing electronic payment surcharges.

Gordon L. Gingras

Subscribed and sworn to before me this 31 day of March 2023.

Kimberly Kronick-Worrall
Notary Public Signature
My commission expires: 09/02/2024

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

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Tennessee Certification of Electronic Document

I, Sam Rider , 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 _____ (date of document).

Affiant Signature

Mar 2, 2023
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 02 day of March, 2023

Notary's Signature

MY COMMISSION EXPIRES: 6/29/2025

NOTARY'S SEAL

KELLY L. SCOTT
Notary Public, State of Michigan
County of Macomb
My Commission Expires Jun. 29, 2025
Acting in the County of WAYNE