Karen Johnson Davidson County
Batch# 992883 DEEDWARR
04/17/2023 02:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,232.10
20230417-0028051

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $333,000.00

Affiant

Subscribed and sworn to before me, this 12 day of April, 2023.

Notary Public
My commission expires: 4-11-26

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Signor Gibson	New Owner	**10705004900**
718 Patricia Dr		
Nashville, TN 37217		

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 ACKNOWLEDGE, WE,

Brandon Adams, Trustee of The 718 Patricia Dr Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Signor Gibson

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. 103, and the Northwesterly triangular part of Lot No. 104, on the Plan of Bel-Air Subdivision, Section II, of record in Plat Book 2900, Page 32, Register's Office for Davidson County, Tennessee, being described according to a copy of a survey made by EL Miller, Jr, and Co., Engineers, dated December 16, 1963, and further described according to a survey made by Hal R Swann, Jr, dated January 28, 1974, as follows:

Beginning at a point in the Northeasterly margin of Patricia Drive at the corner of Lots Nos. 102 and 103, thence with the line between said lots, North 45° 55' East 143 feet, more or less, to a point in the center line of a creek; thence with the center line of said creek, Southeasterly 69 feet to a point; thence Southwesterly passing through an iron pin, at 32 feet, more or less, which iron pin is 4.1 feet South of the common original line of Lots Nos. 103 and 104, a total distance of 147.1 feet, more or less, to the margin of Patricia Drive, at the common original corner of Lots Nos. 103 and 104; thence with the margin of said Drive, Northwesterly 65 feet to the point of beginning.
Being the same property conveyed to Brandon Adams, Trustee of the 718 Patricia Dr Trust, by Warranty Deed, recorded November 18, 2022, of record in Instrument No. 20221118-0122757, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brandon Adams, Trustee of The 718 Patricia Dr Trust, by Warranty Deed from Mary Margaret Brown, married woman, dated November 17, 2022, of record in Instrument No. 20221118-0122757, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Mary Margaret Brown, by Quitclaim Deed from Robert M Brown, dated January 10, 1997, of record in Book 10319, Page 957, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 718 Patricia Dr, Nashville, TN 37217.

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 in 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.

_____ Date: 4-12-23

The 718 Patricia Dr Trust
By: Brandon Adams
It's: Trustee

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **BRANDON ADAMS** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is TRUSTEE OF The 718 Patricia Dr Trust and that he is authorized by The 718 Patricia Dr Trust to execute this instrument on its behalf.

Witness my hand, at office, this 12 day of April, 2023.

_____
NOTARY PUBLIC

My Commission Expires: 1-11-26

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Karen Valentine, 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 4/12/23.
Date

Karen Valentine
Affiant Signature

4/12/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 12 day of April, 2023

Notary's Signature
My Commission Expires: 1-11-26

Notary's Seal (if on paper)

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY