Karen Johnson Davidson County
Batch# 1003763 DEEDWARR
05/16/2023 11:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20230516-0036568

| | |
|---|---|
| | STATE OF TENNESSEE<br>COUNTY OF ~~Davidson~~ Sumner<br><br>The actual consideration or value, whichever is greater, for this transfer is $300,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 11th day of May, 2023.<br><br>Notary Public<br>My commission expires: 03/01/2025 |

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

**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: |
|---|---|---|
| **Charles Moore** | New Owner | **143010C00300CO** |
| **6952 Hwy 70 S #103** | | |
| **Nashville, TN 37221** | | |

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,

**Kelli Gibson and John Gillespie, wife and husband**

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

**Charles Moore, married**

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 Unit No. 103, on the Plan of First Revision Horizontal Property Regime Common Element Plat, West Port Landing Condominiums, of record in Instrument No. 20040310-0027295, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Kelli Gibson, unmarried, and John Gillespie, unmarried, by Warranty Deed from Daniel Cottone and Rachael Cottone fka Rachael Haney, husband and wife, dated May 8, 2020, of record in Instrument No. 20200515-0051008, in the Register's Office for Davidson County, Tennessee. By way of recital, the Grantors have since married.

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 6952 Hwy 70 S #103, Nashville, TN 37221.

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.

Kelli Gibson Date: 5/15/23

Kelli Gibson

John Gillespie Date: 5/15/23

John Gillespie

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Kelli Gibson and John Gillespie, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of May 2023.

NOTARY PUBLIC

My Commission Expires: 7/7/25

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXPIRES JULY 7, 2025

## Certificate of Authenticity

I, Mark D Sheffield, 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

5/15/23
Date

Affiant Signature

5/15/23
Date

State of TN
County of Sumner

Sworn to and subscribed before me this 15th day of May, 2023

Jennifer Russell
Notary's Signature
My Commission Expires: 03/01/2025

Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY