Karen Johnson Davidson County
Batch# 1006412 DEEDWARR
05/23/2023 11:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,524.40
20230523-0038725

WARRANTY DEED

STATE OF TN
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $412,000.00.

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF MAY, 2023.

Lori Buie
Notary Public

MY COMMISSION EXPIRES: 8/21/23
(AFFIX SEAL)

LORI BUIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Michael Gioseffi and Zachary Gibson	Sumner Bank & Trust	Parcel ID: 043-13-0-035.00
(NAME)	(NAME)	
119 E Old Hickory Blvd	250 W. Broadway	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Gallatin, TN 37066	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Dorothy Sue Upchurch, a married woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Michael Gioseffi, a married man and Zachary Gibson, a married 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 Nos. 11 and 12 on the Map of Madison Commerce Center Subdivision, of record in Book 547, Page 130, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows: Said Lot Nos. 11 and 12 adjoin and front together 50 feet, more or less, on the north side of Old Hickory Boulevard, formerly Sweetbrier Avenue, and run back between parallel lines, 129 feet 5 inches, more or less, on the west line of Lot No. 11 and 129 feet 7 inches, more or less, on the east line of Lot 12 to an alley in the rear measuring 50 feet, more or less, thereon.

Being the same property conveyed to Dorothy Sue Upchurch by Warranty Deed from Sidney B. Stillman and wife, Gladys C. Stillman, dated May 28, 2003 and recorded May 28, 2003 in Instrument No. 20030528-0071805, in the Register's Office for Davidson county, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 119 E Old Hickory Blvd, Madison, TN 37115

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 22nd day of May, 2023

Dorothy Sue Upchurch

Dorothy Sue Upchurch

STATE OF TN

COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Dorothy Sue Upchurch, a married woman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

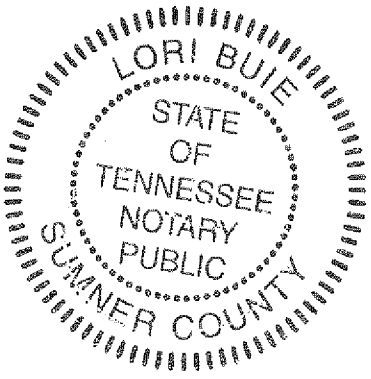
Witness my hand and official seal, this the 22nd day of May, 2023.

Lori Buie

Notary Public

My Commission Expires: 8/21/23

(SEAL)



Certificate of Authenticity

I, Tonya Loftin, 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 **May 22, 2023**.

Date

Tonya Loftin
Affiant Signature

May 23, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 23rd day of May, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)