Karen Johnson Davidson County
Batch# 1006413 DEEDWARR
05/23/2023 11:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,524.40
20230523-0038727

WARRANTY DEED

STATE OF TENNESSEE
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 STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Lori Buie
Notary Public

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

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: 043-13-0-036.00
(NAME) 117 E Old Hickory Blvd	(NAME) 250 W. Broadway	
(ADDRESS) Madison, TN 37115	(ADDRESS) 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, **Fred Upchurch, a married man**, 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:

Being Lot Nos. 9 and 10 on the Map of Madison Commerce Center Subdivision, as of record in Book 547, Page 130 (erroneously referred to as Book 457, Page 130 in prior deeds), in the Register's Office for Davidson County, Tennessee. Said Lot Nos. 9 and 10 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, more or less, on the west line of Lot No. 9 and 129 feet, more or less, on the east line of Lot No. 10 to an alley in the rear measuring 50 feet thereon.

Being the same property conveyed to Everett J. Upchurch and wife, Dorothy Sue Upchurch, by Warranty Deed from John Lloyd Jernigan and wife, Nelle H. Jernigan, dated July 3, 1978 and recorded July 17, 1978 in Book 5311, Page 614, in the Register's Office for Davidson County, Tennessee. The said Everett J. Upchurch having since died on September 22, 1997 leaving Dorothy Sue Upchurch as the surviving tenant by the entirety.

Further being the same property conveyed to Fred Upchurch by Quitclaim Deed from Dorothy Sue Upchurch, dated March 7, 2012 and recorded March 12, 2012, in Instrument No. 20120312-0021372, 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 117 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

Fred Upchurch

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Fred Upchurch, a married man, 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)

LORI BUIE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

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)