PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H. Taylor

Karen Johnson Davidson County
Batch# 1017862 DEEDWARR
06/22/2023 02 24 47 PM 3 pgs
Fees $18 00 Taxes $2,960 00
20230622-0047587

Ivey Title, LLC Ref: (DW) Title No.: 63173
Dav. Co. File Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Lee Hartwell Rogers Katherine L Cunningham 902 Clearview Drive Nashville, TN 37205	NEW OWNER

TAX MAP PARCEL NUMBERS: 11608004300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$800,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John R. Gibson and wife, Kathy Gibson, as to a one half (1/2) interest and Kathryn Gibson Gurusamy as to a one half (1/2) interest**, hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Lee Hartwell Rogers and Katherine L. Cunningham, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 5 on the unrecorded Plan of C. B. Kelley's Resubdivision of Lots Nos. 68, 69 and 70 on the Map of Clearview, as of record in Book 843, page 8, Register's Office for said County, and being parts of Lots Nos. 68 and 69 of said Clearview Subdivision, described as follows:

BEGINNING at a point in the easterly margin of Clearview Drive, the common corner of Lots Nos. 4 and 5 on said unrecorded plan, thence with the line between said lots, easterly 235 4 feet to a point; thence northerly 75 feet to a point, the common corner of Lots Nos. 5 and 6 on said unrecorded plan; thence with the line between said lots, westerly 235.4 feet to the easterly margin of Clearview Drive, thence with the margin of the same, southerly 75 feet to the point of beginning

Being the same property conveyed to Walter D. Ragan and wife, Nellie D. Ragan by Warranty Deed from Ethel H. McCauley, a widow, dated April 16, 1965, and recorded April 21, 1965 of record in Book 3882, page 338, Register's Office for Davidson County, Tennessee The said Nellie D Ragan has since died. By Quitclaim Deed dated July 2, 1976, recorded July 2, 1976, of record in Book 5041, page 983, said Register's Office, subject property was conveyed to Walter D. Ragan and wife, Katherine Shelton Ragan. The said Walter D Ragan has since died. By Quitclaim Deed dated February 9, 1981, recorded February 12, 1981, of record in Book 5710, page 230, said Register's Office, the said Katherine Shelton Ragan conveyed her interest in subject property to Frances Ragan Gibson, pursuant to the terms of Agreement recorded in Book 5710, page 228, said Register's Office. The said Katherine Shelton Ragan has since died. The said Frances Ragan Gibson has since died. The Last Will and Testament of Frances Ragan Gibson of record in Docket No. 17P1860, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised subject property to John R. Gibson and Susan Gibson Brown and

appointed the said John R. Gibson as Personal Representative. By Executor's Quitclaim Deed, dated October 3, 2018, recorded October 5, 2018, of record in Instrument No. 20181005-0099258, said Register's Office, John R. Gibson and Susan Gibson Brown, as devisees, and John R. Gibson, as Personal Representative under the Last Will and Testament of Frances Ragan Gibson conveyed subject property to John R. Gibson and Susan Gibson Brown, a one-half interest each as tenants in common. The said Susan Gibson Brown conveyed her one-half interest in subject property to John R. Gibson and wife, Kathy Gibson as to a one-half interest, and Kathryn Gibson Gurusamy, as to a one-half interest, the half interests, as they relate to one another are to be held as tenants in common. The said John R. Gibson and wife Kathy Gibson conveyed one-fourth (1/4) interest in subject property to Kathryn Gibson Gurusamy by Quitclaim Deed dated November 30, 2018, recorded December 3, 2018, of record in Instrument No. 20181203-0117713, said Register's Office. By Quitclaim Deed dated November 30, 2018, recorded December 3, 2018, of record in Instrument No. 20181203-0117714, said Register's Office, John R. Gibson conveyed his one-half (1/2) interest in subject property to John R. Gibson and wife, Kathy Gibson.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2023, and subsequent years, All Matters shown on the Plan of record in Book 843, page 8, said Register's Office.

This is improved property, known as 904 Clearview Drive, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of June, 2023.

John R. Gibson

Kathy Gibson

Kathryn Gibson Gurusamy

State of Tennessee

County of Davidson

On this 20th day of June, 2023, before me the undersigned authority, personally appeared John R. Gibson and Kathy Gibson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

My Commission Expires:

Notary

State of Texas

County of Harris

On this 15 day of June, 2023, before me the undersigned authority, personally appeared Kathryn Gibson Gurusamy, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: 09/06/26

JOSE ANTONIO MACEDO
Notary Public, State of Texas
Comm. Expires 09-06-2026
Notary ID 133946024

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $800,000 00.

Affiant

Sworn and subscribed before me this 20th day of June, 2023

Notary

My Commission Expires.

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026