Prepared by
Record and Return to
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000 00

M. Allen Brannan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JULY, 2023

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON
My Commission Expires Sep. 21, 2026

Notary Public

MY COMMISSION EXPIRES. ____
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1026820 DEEDWARR
07/17/2023 09 59 15 AM 2 pgs
Fees $13 00 Taxes $2,220 00

20230717-0054537

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
Robert Gibbs, II and Robert W. Gibbs and Debbie Gibbs	**New Owner**	187-09-0A-316 00-CO
(NAME) 1220 Duns Lane	(NAME)	
(ADDRESS) Nolensville, TN 37135	(ADDRESS)	
(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, **Kathleen DiCorpo, as Trustee of the Kathleen A. DiCorpo Living Trust**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Robert Gibbs, II, unmarried and Robert W. Gibbs and Debbie Gibbs, husband and wife, as joint tenants with the right of survivorship**, 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. 316 on the Plan of Phase Four, Burkitt Village, SP Subdivision of record in Plat at Instrument No. 20180604-0053014, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kathleen A. DiCorpo, as Trustee of the Kathleen A DiCorpo Living Trust, as amended and restated u/a dated May 8, 2019 from Kathleen A. DiCorpo, a single person by Warranty Deed dated October 14, 2020 and recorded on October 14, 2020 in Instrument No 20201014-0119353, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Kathleen DiCorpo, single woman from Kathleen DiCorpo, as Trustee of the Kathleen A DiCorpo Living Trust, as amended and restated u/a dated May 8, 2019 by Quitclaim Deed dated December 10, 2020 and recorded on December 28, 2020 in Instrument No 20201228-0153626, Register's Office

for Davidson County, Tennessee

Further being the same property conveyed to Kathleen DiCorpo, as Trustee of the Kathleen A DiCorpo Living Trust from Kathleen DiCorpo, single woman by Quitclaim Deed dated January 18, 2021 and recorded on January 20, 2021 in Instrument No. 20210120-0008578, Register's Office for Davidson County, Tennessee

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

This is improved property, known as 1220 Duns Lane, Nolensville, TN 37135

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 I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my successors 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 my hand this 14th day of July, 2023

Kathleen DiCorpo, as Trustee of the Kathleen A. DiCorpo Living Trust

BY. Kathleen DiCorpo Trustee
Kathleen DiCorpo, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Kathleen DiCorpo with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon her oath acknowledged herself to be the Trustee of The Kathleen A. DiCorpo Living Trust,the within named bargainor, and that she as such Trustee being authorized so to do, execute the foregoing instrument for the purposes therein contained

Witness my hand and official seal, this the 14th day of July, 2023

Notary Public

My Commission Expires

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-14-2026