Karen Johnson Davidson County
Batch# 1027162 DEEDWARR
07/18/2023 08:59:30 AM 3 pgs
Fees: $18.00 Taxes: $2,201.50
20230718-0055047

WARRANTY DEED

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

File #23-TC-7421-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $595,000.00.

Jayne Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF July, 2023.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jayne Williams	Legacy Home Loans	
(NAME) 7421 River Bend Cr.	(NAME) 1036 Starman Dr. STE 6	141-12-0C-057.00-CO
(ADDRESS) Nashville TN 37221	(ADDRESS) White House TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES ALAN GIBSON, unmarried,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAYNE WILLIAMS, UNMARRIED** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 57 on the Plan of River Bend, a Planned Unit Development of record in Plat Book 6900, Page (s) 504 and 505, 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 James Alan Gibson by Warranty deed from Frank M. Simpson and wife, Mary Jean Simpson of record in Instrument No. 20060612-0069265 Register's Office for Davidson County, Tennessee, dated May 30, 2006 and recorded on June 12, 2006.

This conveyance is subject to:
* Taxes for the year 2023, a lien not yet due and payable.
* Subject to all matters shown on the Plan of record in Plat Book 6900, Page (s) 504 and 505, inclusive, as amended by Surveyor's Certificate of Correction of record in Book 7465, Page 833, Register's Office for Davidson County, Tennessee.
* Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7112, Page 481; Book 7308, page 805; Book 7308, page 808; Book 7336, page 15 and Book 7549, page 893, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
* By- Laws of River Bend Estates Homeowner's Association of record in Book 7347, Page 643, in the Register's Office for Davidson County, Tennessee.
* Charter of record in Book 7347, Page 636 and amended in Book 8179, Page 869 and Book 9359, Page 153, in the Register's Office for Davidson County, Tennessee.
* Waterline Easement of record in Book 6621, Page 303, in the Register's Office for Davidson County,

Tennessee.

* Easement for Sanitary Sewers of record in Book 4817, Page 792, in the Register's Office for Davidson County, Tennessee.
* Judgement for TVA of record in Book 4581, Page 307, in the Register's Office for Davidson County, Tennessee.
* Storm Water Retention Agreement of record in Book 7278, Page 822, in the Register's Office for Davidson County, Tennessee.
* Quitclaim Deed of record in Book 9462, Page 679, in the Register's Office for Davidson County, Tennessee.
* Deed of Conveyance of record in Book 7097, Page 140, Book 7097, Page 149, Book 7593, Page 523, Book 8614, Page 810 and Book 9623, Page 870, in the Register's Office for Davidson County, Tennessee.
* Subject to rights of others in and to the common areas and/or elements.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **7421 River Bend Circle, 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the ~~11th~~ 17th day of July, 2023.

James Alan Gibson
James Alan Gibson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this ~~11th~~ 17th day of July, 2023, before me personally appeared James Alan Gibson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ~~11th~~ 17th day of July, 2023.

Notary Signature
My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Tennessee Certification of Electronic Document

I, George Mudter, 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 7/17/23 (date of document).

Affiant Signature

7/17/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17 day of July, 2023.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 10/2/23

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY