WARRANTY DEED

Karen Johnson Davidson County
Batch# 1052893 DEEDWARR
09/22/2023 09:05:30 AM 3 pgs
Fees: $18.00 Taxes: $943.50
20230922-0074526

File No. DH-23-5315

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of September, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

RETURN TO AND THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marian Andreescu	Same as New Owner	
(NAME)	(NAME)	
124 S 17th Street		119-06-0-202-00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Belinda Tidwell, a married woman, and Travis Richmond, a married mann, as devisees of the Last Will and Testament of Charles J. Gammons,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marian Andreescu, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee:

Lot 133, Sterling Heights, Section Four, as shown on plat of record in Plat Book 1835, Page 9, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Land.

Said Lot No. 133 fronts 80 feet on the south side of Lutie Street and runs back between parallel lines 160 feet to a dead line.

Being the same property conveyed to Charles J. Gammons and Carol Richmond Gammons, tenancy by entirety by Warranty deed from Charles J. Gammons of record in Book 3073, page 633, Register's Office for Davidson County, Tennessee, dated May 31, 1960 and recorded on June 02, 1960. The said Carol Richmond Gammons subsequently died on September 09, 2022, vesting Charles J. Gammons as surviving tenant. The said Charles J. Gammons subsequently died testate on October 29, 2022, and his estate has been administered for probate in Docket No. 22P2179, Davidson County, Tennessee. Pursuant to the terms of said Last Will & Testament, the property was devised to Travis Richmond and Belinda Tidwell.

This is property more commonly known as 63 Lutie Street, Nashville, TN 37210.

This property is not the marital residence of either Grantor and is not subject to marital interest.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 21st day of September, 2023.

Belinda Tidwell

Travis Richmond

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of September, 2023, before me personally appeared Belinda Tidwell and Travis Richmond, 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.

Notary Signature
My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **September 21, 2023**.

Date

Affiant Signature

September 22, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **22nd** day of **September**, 20**23**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026