(3)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1059904 DEEDWARR
10/12/2023 08 34 46 AM 4 pgs
Fees $23 00 Taxes $1,202 50

20231012-0079867

MISTY M. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 2027

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of October, 2023

Notary Public

MY COMMISSION EXPIRES _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
M T Post	M.T. Post	133-03-0-117.00
(NAME)	(NAME)	
2105 Casterline Ct.	2105 Casterline Ct.	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37069	Franklin, TN 37069	
(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, we, **Richard Douglas Gipson, Susan Watson, and Jason Douglas Cobb,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **M.T. Post and S.S. Post,** 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 No. 7 on the Plan of Glencoe Acres, Section I, of record in Book 1835, pages 137 and 138, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 90 feet on the east side of Mimosa Drive and runs back 226.3 feet on the north line and 110.1 feet on the south line to a dead line on which it measures 151 feet

Being the same property conveyed to Howard D. Gipson and wife, Clara Jane M Gipson, by Warranty Deed from Kenneth B. Anderson and wife, Mary M Anderson, dated August 25, 1959, of record in Book 2957, page 257, Register's Office for Davidson County, Tennessee AND Being the same property conveyed to Clara Jane Gipson by Quitclaim Deed from Howard D. Gipson, dated May 13, 2013, of record in Instrument No 20130523-0052318, corrected in Instrument No 20130620-0063074, Register's Office for Davidson County, Tennessee. The said Clara Jane Gipson also known as Clara Jane M Gipson died intestate on or about August 6, 2023, and subject property being vested in her heirs at law, Richard Douglas Gipson, Susan Watson and Jason Douglas Cobb as shown in Affidavits as to Heirship of record in Instrument No 20231012-0079865 and Instrument No. 20231012-0079866, Register's Office for Davidson County, Tennessee

unimproved ☐

This is improved ☑ property, known as 3314 Mimosa Drive, Nashville, TN 37211
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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, his heirs and assigns forever, and we do covenant with the said GRANTEE 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, his 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

This conveyance is subject to the following: Taxes for the year 2023, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantors; All matters appearing on the Plan of record in Book 1835, pages 137 and 138; all of record in the Register's Office for Davidson County, Tennessee.

Witness my hand this 6th day of October, 2023

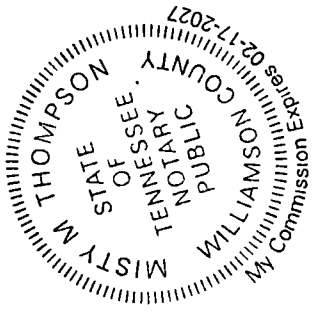
Richard Douglas Gipson

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Richard Douglas Gipson, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained

WITNESS my hand and official seal at Franklin, Tennessee, this 6th day of October, 2023.

Notary Public
My Commission Expires: _____



Witness my hand this 29 day of Sept, 2023.

Susan L. Watson

Susan Watson

State of Florida
County of Indian River

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Susan Watson, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Indian River, Florida, this 29 day of Sept, 2023.

Notary Public Rosa Barajas
My Commission Expires: 8-17-2027
FL Driver License
physical presence

ROSA BARAJAS
Notary Public - State of Florida
Commission # HH 391686
My Comm. Expires Aug 17, 2027
Bonded through National Notary Assn.

Witness my hand this 2 day of October 2023.

Jason Douglas Cobb

State of Alabama
County of Marengo

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Jason Douglas Cobb, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Demopolis, Alabama, this 2 day of Oct, 2023.

Donna Sue Gandy
Notary Public
My Commission Expires:

DONNA SUE GANDY
My Commission Expires
March 29, 2025

DONNA SUE GANDY NOTARY PUBLIC ALABAMA STATE AT LARGE

File No.: 37803