Karen Johnson Davidson County
Batch# 1065826 DEEDWARR
10/27/2023 01:46:30 PM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20231027-0084278

Warranty Deed

BROOKE HICKS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,100,000.00. Mason Garner Affiant Subscribed and sworn to before me, this the 25th day of October, 2023. Brooke Hicks Notary Public My commission expires: 5-9-2026

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Tyler Coon	New Owner(s)	051-07-0-043.00
1020 Gibson Drive		
Madison, TN 37115		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOSEPH T. MAYO, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TYLER COON, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Tract "A" on the Revised Plan, Maybelle Carter Retirement Center, as shown on plat of record in Book 5200, Page 585, Register's Office, Davidson County, Tennessee to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Joseph T. Mayo, a single man by Warranty deed from Jonathan W. Mire (by Ava C. More, Attorney-in-Fact by virtue of Power of Attorney recorded in Instrument No. 20150505-0040662) and wife, Ava C. Mire of record in Instrument No. 20150505-0040663 Register's Office for Davidson County, Tennessee, dated May 01, 2015 and recorded on May 05, 2015.

Being the same property conveyed to Patrick Griffin Mayo as the Trustee of the JTM Investment Services Trust dated April 08, 2020 by Quitclaim deed from Joseph T. Mayo of record in Instrument No. 20200415-0039411, Register's Office for Davidson County, Tennessee, dated April 08, 2020 and recorded on April 15, 2020.

Being the same property conveyed to Joseph T. Mayo by Quitclaim deed from Patrick Griffin Mayo, Trustee of the JTM Investment Services Trust dated April 08, 2020 of record in Instrument No. 20210812-0108931 Register's Office for Davidson County, Tennessee, dated August 10, 2021 and recorded on August 12, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1020 Gibson Drive, Madison, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 25th day of October, 2023.

Joseph T. Mayo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Joseph T. Mayo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 25th day of October, 2023.

Notary Public

My Commission Expires: 3.3.26

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 October 25, 2023 (date of document).

Affiant Signature

October 27, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 27th day of October, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023