Karen Johnson Davidson County
Batch# 1072365 DEEDWARR
11/16/2023 09:35:14 AM 2 pgs
Fees: $13.00 Taxes: $2,109.00
20231116-0089317

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $570,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF NOVEMBER, 2023.

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 5-9-26
(AFFIX SEAL)

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**THIS INSTRUMENT WAS PREPARED BY**
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P23-6718-WE

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NO(S). |
|---|---|---|
| Brittany Leigh Bishop | NEW OWNER | 147-09-0-056.00 |
| (NAME) | (NAME) | |
| 5051 Marchant Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville TN 37211 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Seventy Thousand And No/100 Dollars ($570,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **GARY BISHOP, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRITTANY LEIGH BISHOP, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE, THEIR SUCCESSORS 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. 88 on the Plan of Re-Subdivision of part of Crievewood, as of record in Book 2330, page 90, Register's Office for said County.**

**Said Lot No. 88 fronts 80 feet on the Westerly side of Marchant Drive and runs back 299.2 feet on the Southerly line and 312 feet on the Northerly line, to a dead line in the rear, measuring 146 feet thereon, to which Plan reference is hereby made for a more complete description of the property.**

**Being the same property conveyed to Gary Bishop, married by Warranty deed from Thomas B. Bess and Kendra C. Bess, husband and wife of record in Instrument No. 20210517-0065833 Register's Office for Davidson County, Tennessee, dated May 14, 2021 and recorded on May 17, 2021.**

Subject property has never been a primary residence of the herein named Grantor or their spouse.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5051 Marchant Drive, Nashville, TN 37211
(House No.) (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 GRANTEES, their successors 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 successors 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 our hands this 9 day of November, 2023.

Gary Bishop by Hillary Smith, Attorney-in-fact

Gary Bishop by Hillary Smith, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the with named **Hillary Smith**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Gary Bishop** as their Attorney in Fact, as the free act and deed of the within named **Gary Bishop.**

Witness my hand and official seal this the 8th day of November, 2023.

Tracey Perry
Notary Public

My Commission Expires:
5-9-26

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON