Karen Johnson Davidson County
Batch# 1076927 DEEDWARR
11/30/2023 12:42:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20231130-0092529

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

Actual consideration or value, whichever is greater is $250,000.00.

Affiant

Subscribed and sworn before me this the 29th day of November, 2023.

Notary Public
My commission expires: 5-21-2024

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Matthew Miller	New Owner	069-12-0 062.00
3313 Curtis Street		
Nashville, TN 37218		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JIMMY L. GIBSON, MARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MATTHEW MILLER AND KATHERINE MILLER, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 21 as shown on the map entitled Orchard Hill, of record in Book 2663, page 98, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Bethel Wood, a single man, and Jimmy L. Gibson, a single man, as joint tenants, with rights of survivorship, and not as tenants in common, by deed dated 11/09/2012, from Bethel Wood, a single man, of record in Instrument No. 20121114-0104793, Register's Office for said County. The said Pamela D. Gibson is joining in this conveyance to convey any and all Marital interest she may have in the said property. The said Bethel Wood having since died on 12-2-12 leaving Jimmy L Gibson the sole surviving tenant by the entirety.

Also being the same property conveyed to Bethel Wood, by deed dated 06/26/2007, from Marion E Smith and Pattie L Smith, Trustees of the Marion E. Smith and Pattie L. Smith Revocable Living Trust, of record in Instrument No. 20070627-0076902, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3313 Curtis Street, Nashville, TN 37218.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 29th day of November, 2023.

Jimmy L. Gibson

Pamela D. Gibson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jimmy L. Gibson and Pamela D. Gibson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of November, 2023.

My commission expires:

9-7-26

Notary Public



Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 11-29-23.

Affiant Signature

11-30-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30 day of November, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY