**WARRANTY DEED**

Karen Johnson Davidson County
Batch# 1085483 DEEDWARR
12/27/2023 08:10:30 AM 3 pgs
Fees: $18.00 Taxes: $3,792.50
20231227-0099036

File No. AT-23-5250

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,025,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3/3/2025

(AFFIX SEAL)

M. CONTRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

**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 |
|---|---|---|
| Gilbert Lewis and Meghan Lewis | New Owner | |
| (NAME) | (NAME) | |
| 1934 Shamrock Drive | | 158-10-0-026.00 |
| (ADDRESS) | (ADDRESS) | |
| Brentwood, TN 37027 | | |
| (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, **Bryan M. Sabbe and Stephanie L. Sabbe, husband and wife** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gilbert Lewis and Meghan Nicole Lewis, husband and wife**, 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 in Davidson County (and Williamson County) Tennessee, and being Lot No. 22 on the plan of Wildwood Valley Estates, Section One, as of record in Plat Book 3700, Page 41, Register's Office for Davidson County (and at Plat Book 2, Page 109, Register's Office of Williamson County), to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.**

**Being the same property conveyed to Bryan M. Sabbe and Stephanie L. Sabbe, husband and wife by Warranty deed from Denna C. Hazelwood and Ernestine B. Hazelwood, husband and wife of record in Instrument No. 20200827-0097334 (recorded in Book 8160, Page 881 in Williamson County) Register's Office for Davidson County and Williamson, Tennessee, dated June 02, 2020 and recorded on August 27, 2020.**

**This is property more commonly known as 1934 Shamrock Drive, Brentwood, TN 37027.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 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 December, 2023.

Bryan M. Sabbe

Stephanie L. Sabbe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of December, 2023, before me personally appeared Bryan M Sabbe and Stephanie L Sabbe, 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.

Witness my hand, at office, this 21st day of December, 2023.

Notary Signature
My commission expires:



- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 12/21/2023 (date of document).

Kirsten Virden

Affiant Signature

Date: 12/21/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21 day of December, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

