Warranty Deed

Karen Johnson Davidson County Batch# 1087967 DEEDWARR 01/03/2024 01:41:30 PM 3 pgs Fees: $18.00 Taxes: $5,161.50 20240103-0000678	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,395,000.00. Affiant Subscribed and sworn to before me, this the 28th day of December, 2023. Notary Public My commission expires: 9/15/27

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

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:
Kali Stewart Huff James Matthew Huff, Jr	Canopy Mortgage, LLC	083-09-0-032-00
1206 Ordway Place	300 Technology Ct., #200	
Nashville, TN 37206	Lindon, UT 84042	

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 GIBSON AND BEVERLY C. GIBSON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KALI STEWART HUFF AND JAMES MATTHEW HUFF JR., WIFE AND HUSBAND**, 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:

Land in Davidson County, Tennessee, being Lot No. 13 and the Easterly 2 feet of Lot No. 12 of Block "C" in which is called F. O. Beasley's Subdivision of the Douglas Place, a plan of which is of record in Plan Book 2, Page 66, of the Chancery Court of Nashville, Tennessee.

Said Lot No. 13 and Easterly 2 feet of Lot No. 12 adjoin and front together 52 feet on the southerly side of Ordway place, formerly Grove Avenue, and extends back 160 feet to an alley.

Being the same property conveyed to Joseph Gibson and Beverly C. Gibson, husband and wife by Warranty Deed from Julie B. Maloney and John R. Maloney, wife and husband of record in Instrument No. 20150417-0034221 Register's Office for Davidson County, Tennessee, dated April 15, 2015 and recorded on April 17, 2015.

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 1206 Ordway Place, Nashville, TN 37206, 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 28th day of December, 2023.

Joseph Gibson

Beverly C. Gibson

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 Gibson and Beverly C. Gibson, 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 28th day of December, 2023.

Notary Public

My Commission Expires: 3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Certificate of Authenticity

I, Joshua A. Terry, 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 12/28/23.

Affiant Signature – Joshua A. Terry

1/2/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 1/2/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27