Karen Johnson Davidson County
Batch # 1096588 DEEDWARR
01/31/2024 03:36:32 PM 2 pgs
Fees: $13.00 Taxes: $2,220.00

20240131-0006959

LEE A. COHEN
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 **$600,000.00**

Valerie Biles
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30TH DAY OF JANUARY, 2024.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: **MARCH 3, 2026**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
VALERIE BILES & VICTORIA L. BILES	**SAME**	**134-01-0-030.00**
(NAME) **514 CATALINA DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37217**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, BRAD H. NEWBIGGING, UNMARRIED,** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **VALERIE BILES, UNMARRIED, AND VICTORIA L. BILES, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND/OR 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. 44, as shown on the map entitled Curreywood Acres Section I, of record in Plat Book 2133, pages 109 and 110, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to GERALD T. GIBBS AND BRAD H. NEWBIGGING, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deed from ADAM'S AUTO SALES, LLC, of record in Instrument No. 20140912-0083853, dated September 10, 2014, said Register's Office. GERALD THOMAS GIBBS having since died on or about December 6, 2016 leaving BRAD H. NEWBIGGING as surviving tenant by the entirety.

See Limited Power of Attorney for Brad H. Newbigging of record in Instrument No. 20240131-0006958, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 2133, pages 109 and 110, and any and all other easements, conditions and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(**X**) property, known as **514 CATALINA DRIVE, NASHVILLE, TN 37217**
(House Number) (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 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; 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 hand this 30th day of January, 2024.

Brad H. Newbigging
By: Virginia N. Pitts his atty-in-fact

BRAD H. NEWBIGGING
By: Virginia N. Pitts, his Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of January, 2024, before me personally appeared **VIRGINIA N. PITTS, Attorney in Fact for Brad H. Newbigging,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Brad H. Newbigging**, and who acknowledged that she executed the same as the free act and deed of **Brad H. Newbigging.**

Witness my hand and official seal at office this 30th day of January, 2024.

My commission expires: **March 3, 2026**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public