WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER is GREATER, FOR THIS TRANSFER IS $412,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF FEBRUARY, 2024.

Notary Public

MMISSION EXPIRES: 7/15/26 (AFFIX SEAL)

KIM KERN
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1099490 DEEDWARR
02/08/2024 04:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,524.40
20240208-0009062

B.FCR-24-4922

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South Nashville,
TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP 1 PARCEL NUMBER (S)
Ryan Patrick Gilbert	New Owner	
(NAME)	(NAME)	021-00-0-047.00
4922 Rawlings Rd		
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080-8772		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, ROBERT G. FINNEY AND AMANDA DAVIS, HUSBAND AND WIFE, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto RYAN PATRICK GILBERT, unmarried man hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Tract No. 4 as shown on survey of Division of George E. Anderson's Farm, not of record, described according to survey made by Hickerson and Hickerson, Engineers, February 6, 1961, as follows:

Beginning in the center of Bernard Road at a point 311 feet N 37 deg. W of the Southwesterly corner of the property conveyed to W. T. Johns, by deed of record in Book 2539, Page 275, Register's Office for said county, and running thence with the center of said Road, N 37 deg. W 100 feet to a point, thence N3 deg. 30 min. W 430 feet to an iron pin; thence S 37 deg. E 100 feet to an iron pin; thence S 8 deg. 30 min W 430 feet to the beginning, Containing .93 acre, more or less, exclusive of the area contained in said roadway. Being the same property conveyed to Robert G. Finney and Amanda Davis, husband and wife by Warranty deed from Jennifer P. Fusilier and Crystal R. Warner, a married couple of record in Instrument No. 20180109-0002737 Register's Office for Davidson County, Tennessee, dated September 29, 2017 and recorded on January 9, 2018.

This conveyance is subject to:

- Taxes for the year 2024, a lien not yet due and payable. • Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: 4922 Rawlings Rd, Joelton, Tennessee 37080-8772.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 7 DAY OF FEBRUARY, 2024.

Robert G. Finney

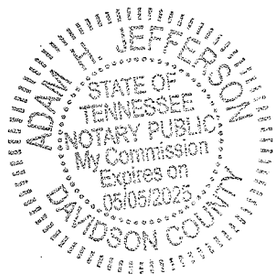
Amanda Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT G. FINNEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of February, 2024.

Notary Public
My Commission Expires: 5-5-25
(SEAL)

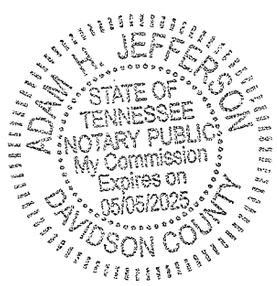


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AMANDA DAVIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of February, 2024.

Notary Public
My Commission Expires: 5-5-25
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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 2/7/2024.

Affiant Signature – Joshua A. Terry

2/8/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/8/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27