Karen Johnson Davidson County
Batch# 1103642 DEEDWARR
02/22/2024 02:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20240222-0012290

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 22 day of February, 2024.

(Affix Seal) Notary Public

My Commission Expires: _____

ALLISYN G PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025

2024-01-1463

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jennifer L. Camp 2401 Albion Street Nashville, TN 37208	OWNER	Map/Parcel 092-03-0-161.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jessie S. Gibson and Geoffrey H. Gibson, wife and husband**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto **Jennifer L. Camp, an unmarried woman** hereinafter called the GRANTEE, her heirs 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 Lot No. 172, Block 9, on the Plan of The Subdivision of the Heffernan Place of record in Plat Book 161, Page 138, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jessie I. Sellers, a single woman by Warranty Deed from Frank Maxwell, III of record in Instrument No. 20170817-0084478 Register's Office for Davidson County, Tennessee, dated August 15, 2017 and recorded on August 17, 2017.

Being the same property conveyed to Jessie S. Gibson and Geoffrey H. Gibson, wife and husband, as tenants by the entireties by Quitclaim Deed from Jessie S. Gibson, formerly known as Jessie I. Sellers, a married woman, who acquired title as a single woman, joined by her spouse, Geoffrey H. Gibson of record in Instrument No. 20210713-0093698 Register's Office for Davidson County, Tennessee, dated June 28, 2021 and recorded on July 13, 2021.

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2024 and subsequent years, a lien not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 2401 Albion Street, Nashville, TN 37208.

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, her heirs and assigns forever; and the GRANTORS, do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

Effective the 21 day February, 2024.

Jessie S. Gibson

Geoffrey H. Gibson

STATE OF Virginia
COUNTY OF Albemarle

On this 21 day of February, 2024, before me personally appeared Jessie S. Gibson and Geoffrey H. Gibson, 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 21 day of February, 2024.

Notary Signature
My commission expires: 10-31-2024

TELISA L. ALSTON
Notary Public
Commonwealth of Virginia
Reg # 7534953
Commission Expires Oct 31, 2024

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 FEBRUARY 21, 2024.

Date

Affiant Signature

2/22/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 22 day of FEBRUARY, 2024.

Notary's Signature

My Commission Expires: Date

Notary's Seal

ALLISYN G PINKSTON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025