Karen Johnson Davidson County
Batch# 1114101 DEEDWARR
03/22/2024 02:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20240322-0020157

WARRANTY DEED

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

File No. EY-24-6131

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of March, 2024

Notary Public

MY COMMISSION EXPIRES: 4-28-25
(AFFIX SEAL)

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
Samantha Caitlin Hicks	Dcopi LLC	
(NAME)	(NAME)	
326 Wimpole Drive	306 Northcreek Blvd Ste 100	119-04-0-032.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Goodlettsville TN 37072	
(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, **Megan Elizabeth Gibson, a married woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Samantha Caitlin Hicks, an unmarried woman**, 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, Tennessee, being Lot No. 59 on the Plan of Glencliff Estates, Section Four of record in Plat Book 1835, Page 79, 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 Megan Elizabeth Gibson, an unmarried woman and Todd Grayson, a married man as joint tenants with right of survivorship by Warranty Deed from Mia Gay Greene and Harold Wayne Cates, Jr of record in Instrument No. 20190429-0039114 Register's Office for Davidson County, Tennessee, dated April 26, 2019 and recorded on April 29, 2019.

Being the same property conveyed to Megan Elizabeth Gibson, unmarried woman by Quitclaim Deed from Megan Elizabeth Gibson, unmarried woman and Todd Grayson, married man of record in Instrument No. 20210305-0029123 Register's Office for Davidson County, Tennessee, dated February 22, 2021 and recorded on March 05, 2021. ***Megan Elizabeth Gibson has since married. The subject property was not a marital residence of Megan Elizabeth Gibson and as such is not subject to any marital or homestead interest.***

This is property more commonly known as 326 Wimpole Drive, Nashville, TN 37211.

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 22nd day of March, 2024.

Megan Elizabeth Gibson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of March, 2024, before me personally appeared **Megan Elizabeth 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 22nd day of March, 2024.

Notary Signature
My commission expires: 10/10/26

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 3-22-24 (date of document)

Affiant Signature

3-22-24
Date

State of TN

County of Sumner

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

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY