This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 East College Street, Suite B
Dickson, TN 37055
P24-0040-D

Karen Johnson
Batch # 1120674
04/09/2024 09:19:12 AM
Fees: $13.00 Taxes: $2,497.50

Davidson County
DEEDWARR
2 pgs

20240409-0025024

WARRANTY DEED

Address of New Owners:
Michael Joseph Munday and Charlotte Adrienne Poe
4401 Iroquois Avenue
Nashville, TN 37205

Send Tax Bills To:
New Owners

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,

John Maxwell Gilbert, unmarried,

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto

Michael Joseph Munday and Charlotte Adrienne Poe, husband and wife,

hereinafter called the Grantees, 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 part of Lot No. 192 on the plan of the Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, Pages 102 and 103 in the Register's Office for Davidson County and more particularly described as follows:

Beginning on the southerly margin of Iroquois Avenue, formerly 8th Street, 190 feet west of the westerly margin of Westview Avenue; thence southerly, parallel to Westview Avenue, 207 feet 7 inches to a point 50 feet north of the southerly line of said lot; thence westwardly 85 feet; thence northwardly 210 feet 8 inches to the southerly margin of Iroquois Avenue; thence with said Avenue eastwardly 85 feet to the beginning.

Being the same property conveyed to John M. Gilbert and wife, Dorothy J. Gilbert, dated October 4, 1968 and of record in Book 4275, Page 149 in the Register's Office for Davidson County, Tennessee. The said Dorothy J. Gilbert having since died on November 25, 1991 and said property title vested in her husband, John M. Gilbert, by virtue of their tenancy by the entirety.

This conveyance is subject to the right of way of Iroquois Avenue.

This conveyance is subject to all matters shown on a plat of record in Plat Book 421, Page 102-103 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to a easement for sanitary Sewer in favor of the City of Belle Meade of record in Book 5787, Page 386 in the Register's Office for Davidson County, Tennessee.

This is ☐ Unimproved ☒ Improved property known as 4401 Iroquois Avenue, Nashville, TN 37205.

THIS CONVEYANCE IS SUBJECT TO: 2024 Davidson County Taxes which have been prorated and assumed by Grantee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 hand this the 01 day of April, 2024.

John Maxwell Gilbert

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Maxwell Gilbert with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal at office this 01 day of April, 2024.

HELEN F MACKEY TENNESSEE NOTARY PUBLIC MY COMM. EXPIRES: 06-29-27 SUMNER COUNTY

NOTARY PUBLIC
My Commission Expires: 06·29·27

STATE OF TENNESSEE
COUNTY OF ~~DICKSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $675,000.00.

Affiant

Subscribed and sworn to before me, this the 01 day of April, 2024.

Notary Public

My Commission Expires: 06·29·27

HELEN F MACKEY TENNESSEE NOTARY PUBLIC MY COMM. EXPIRES: 06-29-27 SUMNER COUNTY

Parcel: 130 07 0 012.00