WARRANTY DEED

Karen Johnson Davidson County
Batch# 1133259 DEEDWARR
05/09/2024 03:59:30 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20240509-0034388

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $220,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 05/02/2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2024-10355-NASH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Naima Gibson and Ahmir Gibson		107-05-0A-110.00-CO
110 Five Oaks Drive		
Nashville, TN 37217		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

RPT Properties, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ahmir Gibson, an unmarried man and Naima Gibson, a married woman

HEREINAFTER CALLED THE GRANTEE(S), 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 Unit/Lot No. 110, as shown on the Plan of Five Oaks, a Planned Unit Development, formerly The Meadow, of record in Plat Book 5200, Page 355, amended in Book 5784, Page 521, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to RPT Properties, LLC by Warranty Deed from Ashley Hertzog Embry, formerly known as Ashley Hertzog of record in Instrument No. 20150921-0095966 Register's Office for Davidson County, Tennessee, dated September 15, 2015 and recorded on September 21, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 110 Five Oaks Drive Nashville, TN 37217

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on May 2, 2024.

RPT Properties, LLC, a Tennessee Limited Liability Company

By: _____
Patrick Thomas Thibodeaux, Manager

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Patrick Thomas Thibodeaux, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Manager (or other officer authorized to execute the instrument) of RPT Properties, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Manager executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this May 2, 2024.

_____
Notary Public

My Commission Expires: 1/23/28

CRISTA A. CHOGHI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 2024-10355-NASH

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

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 5/2/2024.

Affiant Signature – Joshua A. Terry

5/9/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/9/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27