Karen Johnson Davidson County
Batch# 1139184 DEEDWARR
05/24/2024 10:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,341.25
20240524-0038837

Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Road, Suite 100
Mt. Juliet, TN 37122
SG-24-598

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $362,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 16th day of May, 2024

Notary Public

Commission Expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Adam Gibson 2839 Lakeland Drive Nashville, TN 37214	New Owner	096-10-0-169.00

WARRANTY DEED

FOR AND IN 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,

Christopher Earl Head, Sole Heir and Beneficiary of the Estate of Susan Fuller

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Adam Gibson, an unmarried man

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 Lot No. 82 on the Plan of Twin Lawn Subdivision of record in Plat Book 2331, Page 9, 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 Susan Fuller by Warranty Deed from Paula R. Lannom, Administratrix of the Estate of Vivan Stargel per Probate of record in Davidson County, Tennessee at Case No. 16P-593 and Paula R. Lannom, sole heir at law of record in Instrument No. 20161012-0107946 Register's Office for Davidson County, Tennessee, dated September 30, 2016 and recorded on October 12, 2016. The said Susan Fuller having

died on or about July 11, 2023. Reference is made to the Affidavit of Heirship for Susan Fuller, naming Christopher Earl Head as the sole heir of Susan Fuller, of record in Instrument No. _____202405240038836_____, in said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2839 Lakeland Drive, Nashville, TN 37214

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 so 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.

Dated this the 16th day of May, 2024.

Christopher Head

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson (AC)

On this 16th day of May, 2024, before me personally appeared Christopher Head, 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 16th day of May, 2024.

Notary Signature
My commission expires: 10-4-27

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 5/16/2024.

Affiant Signature – Joshua A. Terry

5/22/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/22/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27