NEW OWNER:
JAMES S. GIBSON
4007 BONNACREEK DRIVE
HERMITAGE, TN 37076

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 24-0751

Map & Parcel No.: 07513022000

Space for Recorder's stamp

Karen Johnson
Batch # 1149989
06/25/2024 09:07:16 AM
Fees: $18.00 Taxes: $1,017.50

Davidson County
DEEDWARR
3 pgs

20240625-0047138

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Seventy-Five Thousand and 00/100 Dollars ($275,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **KAREN L. GIBSON** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **JAMES S. GIBSON** ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

> Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 1070, on the Plan of Hermitage Hills, Section IX, of record in Plat Book 3600, Page 97, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.
>
> Said Lot No. 1070 fronts 86.0 feet on the South margin of Bonnacreek Drive and extends back 209.84 feet on the westerly line 117.55 feet on the easterly line, to a dead line in the rear, measuring 115.11 feet thereon
>
> Being the same property conveyed to KAREN L. GIBSON, by Quitclaim Deed from Steve D. Gibson, dated April 21, 2008, and of record in Instrument No. 20080502-0045371, in the Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Steve D. Gibson and wife, Karen L. Gibson, by Warranty Deed from Donald C. Cantrell and wife, Gail W. Cantrell, dated August 31, 1999, and of record in Book 11650, Page 636, in the Register's Office for Davidson County, Tennessee.
>
> THIS IS IMPROVED PROPERTY more commonly known as **4007 BONNACREEK DRIVE, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 3600, Page 97, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 21st day of June, 2024.

Karen L. Gibson

KAREN L. GIBSON

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **KAREN L. GIBSON**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of June, 2024.

NOTARY PUBLIC

My commission expires: 

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The actual consideration or value, whichever is greater, for this transfer is **$275,000.00**.

AFFIANT

Sworn to and subscribed to before me this 21st day of June, 2024.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026