This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1152470 DEEDWARR
06/28/2024 12:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20240628-0048824

IRENE KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Actual consideration or value, whichever is greater is $525,000.00.

Affiant

Subscribed and sworn before me this the 28th day of June, 2024.

Notary Public
My commission expires: 10/20/2026

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Emmalee Matlock	SWBC Mortgage Corp	181-01-0A 086.00
6904 Sunnywood Drive	9311 San Pedro #100	
Nashville, TN 37211	San Antonio, TX 78216	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, AMANDA P. GIBBS, Unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to EMMALEE MATLOCK AND MADISON ASHLEIGH PINNELL, BOTH UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Sugar Valley, Section Two, of record in Plat Book 9700, Page 374 and amended in Book 11700, Page 67, said Register's office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Amanda P. Gibbs, by deed dated 12/06/2022, from Ryder M. Gibbs, of record in Instrument No. 20221209-0128175, Register's Office for said County.

Also being the same property conveyed to Ryder M. Gibbs and wife, Amanda Gibbs by deed dated 05/06/2005, from Ted L. Nelson and wife, Jennifer R. Nelson of record in Instrument No. 20050513-0054125, Register's Office for said County.

THIS IS IMPROVED PROPERTY KNOWN AS 6904 Sunnywood Drive, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 28th day of June, 2024.

Amanda P. Gibbs 6/28/24

Amanda P. Gibbs

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Amanda P. Gibbs, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of June, 2024.

My commission expires: 6/14/2026

Notary Public

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Kinkra Spann, 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 6/28/2024.

Date

Affiant Signature

6/28/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28th day of June, 20 24.

Notary's Signature

My Commission Expires: Feb 23, 25

Date

Notary's Seal (if on paper)

A. VOGLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY