Karen Johnson Davidson County
Batch# 1156551 DEEDWARR
07/11/2024 10:24:30 AM 3 pgs
Fees: $18.00 Taxes: $887.63
20240711-0051944

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $239,900.00

Affiant

Subscribed and sworn to before me, this 9 day of July, 2024.

Notary Public
My commission expires: 1-11-26

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Gibson Ashmore Jordan	New Owner	**181020A19400CO**
8411 Callabee Way, Unit 10		
Antioch, TN 37013		

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 ACKNOWLEDGE, WE,

Brandon Adams, Trustee of The 8411 Callabee Way Unit 10 Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gibson Ashmore Jordan, 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:

A certain Unit in Davidson County, Tennessee, being Unit No. E-10, as set forth in the Master Deed Establishing Lenox Creekside, Phase I, a condominium form of ownership and use in the manner provided under the provision of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record in Instrument No. 20060306-0025686, as amended in Instrument No. 20060606-0066938, Register's Office for Davidson County, Tennessee, said unit being shown as part of Exhibits E1, E2, and E3 of Master Deed, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Brandon Adams, Trustee of The 8411 Callabee Way Unit 10 Trust, by Warranty Deed from Donna Gayle White, single woman, dated January 19, 2022, of record in Instrument No. 20220131-0010809, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 8411 Callabee Way, Unit 10, Antioch, TN 37013.

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 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 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.

_____ Date: 7-9-24

8411 Callabee Way Unit 10 Trust
By: Brandon Adams
It's: Trustee

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **BRANDON ADAMS** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is TRUSTEE OF The 8411 Callabee Way Unit 10 Trust and that he is authorized by The 8411 Callabee Way Unit 10 Trust to execute this instrument on its behalf.

Witness my hand, at office, this 9 day of July, 2024.

_____
NOTARY PUBLIC

My Commission Expires: 1-11-26

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Linzie Hahn, 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 7/9/24.

Date

L Hahn

Affiant Signature

7/9/24

Date

State of TN

County of Sumner

Sworn to and subscribed before me this 9th day of July, 2024.

Jennifer Russell

Notary's Signature

My Commission Expires: 03/01/2025

Notary's Seal (if on paper)

