Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 24-TC24-3380

WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER
~~$259,000.00~~
$254,000.00

Affiant

SUBSCRIBED AND SWORN TO BEOFRE ME, THIS THE 10 DAY OF July, 2024.

Notary Public

MY COMMISSION EXPIRES:
1.5.28

(AFFIX SEAL)

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/05/2028
WILSON COUNTY

Karen Johnson
Batch # 1159374
07/17/2024 01:49:34 PM
Fees: $18.00 Taxes: $939.80

Davidson County
DEEDWARR
3 pgs

20240717-0053926

THIS INSTRUMENT WAS PREPARED BY
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN. 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP0PARCEL NO.(S)
Montera Welch	~~Montera Welch~~ Bank of America NA	150-07-0-427.00
(NAME) 3380 Oak Trees Court	(NAME) ~~3380 Oak Trees Court~~ 4500 Amon Carter Blvd.	
(ADDRESS) Nashville, TN 37013	(ADDRESS) ~~Nashville, TN~~ Fort Worth, TX 76155	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Aaron Matthew Gibbs, unmarried and Christian Gibbs, unmarried, as tenants in common for life with the remainder to the survivor of fee simple, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Montera Welch , "the Grantee," the following described real estate in Davidson County, Tennessee:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 59B on the Plan of Zone Lot Division, Lots No. 38 and No. 59, Lakeshore Woods, Section 3 of record in Plat Book 5200, Page 621, as amended in Book 6250, Page 41, 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 Aaron Matthew Gibbs, unmarried by Warranty Deed from Alexandra Catherine Kobrick now known as Alexandra Parry and Brian Andrew Parry, wife and husband of record in Instrument No. 20220121-0008331 Register's Office for Davidson County, Tennessee, dated January 13, 2022 and recorded on January 21, 2022.

Being the same property conveyed to Aaron Matthew Gibbs, unmarried and Christian Gibbs, unmarried as tenants in common for life with the remainder to the survivor in fee

simple by Quitclaim Deed from Aaron Matthew Gibbs, unmarried of record in Instrument No. 20230131-0007152 Register's Office for Davidson County, Tennessee, dated January 17, 2023 and recorded on January 31, 2023.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Unimproved ☐
This is improved ☐ property, known as 3380 Oak Trees Court, Nashville, TN 37013

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10 day of July, 2024.

Aaron Matthew Gibbs

STATE OF TENNESSEE
COUNTY OF Davidson

On this 10 day of July, 2024, before me personally appeared Aaron Matthew Gibbs, 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 10 day of July, 2024.

Notary Signature
My commission expires: 1/5/28

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/05/2028
WILSON COUNTY

By Aaron Gibbs, AIF

Christian Gibbs BY AARON MATTHEW GIBBS ATTORNEY IN FACT

STATE OF ~~WASHINGTON~~ Tennessee
COUNTY OF ~~CHELAN~~ Davidson

On this 10 day of July, 2024, before me personally appeared AARON MATTHEW GIBBS, Attorney-in-Fact for Christian Gibbs, 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 10 day of July, 2024

Notary Signature
My commission expires: 1.5.28

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/05/2028
WILSON COUNTY