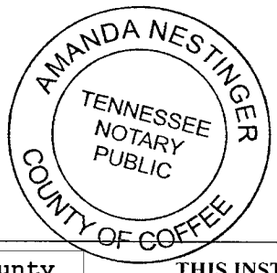
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $414.000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 08/08/2024

NOTARY PUBLIC

MY COMMISSION EXPIRES 5/17/28

Karen Johnson Davidson County
Batch# 1170155 DEEDWARR
08/15/2024 08:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,531.80
20240815-0062345

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2024-12201-NASH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
William Chandler Montague and Robert Zane Montague		063 04 0 011.00
118 Clifton Court		
Old Hickory, TN 37138		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Lisa G. Gibson, and Amanda K. Gibson

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert Zane Montague and William Chandler Montague, both unmarried

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following described property in the County of Davidson, State of TN, to-wit:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Clifton Place, as of record in Book 2854, Page 86, Register's office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Lisa G. Gibson and Amanda K. Gibson, a married couple, by deed dated 09/08/2021, and recorded 09/13/2021, from Eddie R. Hesson and wife, Sandra, W. Hesson, of record in Instrument Number 20210913-0122020, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 118 Clifton Court Old Hickory, TN 37138

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 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.

Witness my hand on August 7, 2024.

Lisa G. Gibson

Amanda K. Gibson

STATE OF FLORIDA
COUNTY OF BREVARD

[X] **By Physical Presence**
[ ] **Online Notarization**

Produced as Identification: DRIVER LICENSE

Personally appeared before me, a Notary Public of said County and State, Lisa G. Gibson and Amanda K. Gibson, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this August 7, 2024.

PATRICIA ARNAIZ CHIPOCO
Notary Public - State of Florida
Commission # HH 363186
My Comm. Expires Mar 10, 2027
Bonded through National Notary Assn.

Patricia Arnaiz Chipoco

Notary Public

My Commission Expires: 03/10/27

File #: 2024-12201-NASH

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 08-07-2024.

Affiant Signature

08-14-24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14 day of August, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY