WARRANTY DEED

Karen Johnson Davidson County
Batch# 1186189 DEEDWARR
09/25/2024 11:59:30 AM 3 pgs
Fees: $18.00 Taxes: $4,810.00
20240925-0074355

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24 DAY OF September, 2024

Notary Public

MY COMMISSION EXPIRES: 3.8.2025
(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Brandon Gibson	SEND TAX BILLS TO: New Owner	MAP-PARCEL NUMBERS
(NAME)	(NAME)	14615000900
5135 Regent Dr		
(ADDRESS)	(ADDRESS)	
Nashville TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, **William Reynolds Greenleaf and Jennifer Baxter Greenleaf, Co-Trustees of The Greenleaf Family Trust** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brandon Gibson,** unmarried, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 259 on the Plan of Haileywood Estates, Section 8-D, of record in Book 3500, Page 7, Register's Office for said County.

Said Lot No. 259 fronts 112.4 on the west side of Pagent Drive and runs back between parallel lines, 193.5 feet to a dead line.

Being the same property conveyed to William Reynolds Greenleaf and Jennifer Baxter Greenleaf, Co-Trustees of The Greenleaf Family Trust, by virtue of that certain Quit Claim Deed dated November 7, 2018, and being of record at Instrument No. 20181108-0110722 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 5135 Regent Dr. Nashville, TN 37220
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is 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 this 24th day of September, 2024.

William Reynolds Greenleaf and Jennifer Baxter Greenleaf, Co-Trustees of The Greenleaf Family Trust

By: William Reynolds Greenleaf, Co-Trustee

By: Jennifer Baxter Greenleaf, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **William Reynolds Greenleaf and Jennifer Baxter Greenleaf, Co-Trustees of The Greenleaf Family Trust,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of September, 2024.

Notary Public

My Commission Expires: 3.3.2025

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Holly A Mason, 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 9/24/24

Affiant Signature

9/24/24
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 24 day of September 20 24.

Notary's Signature

(Notary Seal)

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 1-6-25