Karen Johnson Davidson County
Batch# 1190248 DEEDWARR
10/04/2024 02:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20241004-0077345

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN }
County of DAVIDSON
The actual consideration or value, whichever is greater for this transfer is: $315,000

Affiant Signature
Subscribed and sworn to before me on this the 23 Day of SEPT, 2024.

Notary Public
My Commission expires 1/25/26

NAME AND ADDRESS OF PROPERTY OWNER:
Katherine Laine Gibson
109 28th St
Old Hickory, TN 37138

SEND TAX BILLS TO:
Katherine Laine Gibson
109 28th St
Old Hickory, TN 37138

ED HUNSBERGER NOTARY PUBLIC TENNESSEE COUNTY OF RUTHERFORD

MAP AND PARCEL NUMBER: Tax ID #: 05312008800

WARRANTY DEED

24NT00985

Effective the 23 Day of SEPT, 2024 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Sally M. Todd

Hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto

Katherine Laine Gibson, a single woman

Hereinafter called the GRANTEE, their heirs and assigns, a certain tract or parcel of land in Davidson, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of BLOCK 4, DABBS AND ELLIOTT'S SUBDIVISION, Old Hickory, Tennessee, as shown by plat of record in Plat Book 547, Page 97, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 23 fronts 50 feet on the westerly side of 28th Street and runs back between parallel lines 144 feet to an alley.

Being the same property conveyed to Terrie C. Brogna, unmarried from Keels Construction, LLC, by Warranty Deed dated 01/28/2008 and recorded 01/31/2008 in Instrument No. 20080131-0010004, Register's Office of said County.

Terrie C. Brogna deceased 10/5/2023 with intestate probate in the Davidson county chancery court, case no #23P-2022, leaving her heir-at-law as follows, as evidenced by affidavits of heirship recorded as document no 202410040077343 AN 202410040077344 Register's office for Davidson County, Tennessee: Sally M. Todd.

This is an improved property commonly known as: 109 28th St, Old Hickory, TN 37138-2511

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns, forever. We do covenant with said GRANTEE 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs

and representatives, to warrant and forever defend the title to the said land to the GRANTEE, their heirs and assigns, against all 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.

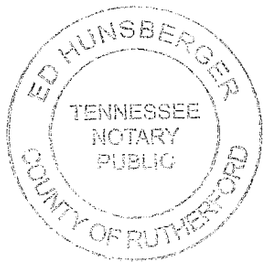
Witness our hands this the 23 day of SEPT, 2024

Sally M. Todd

State of TN
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Sally M. Todd**, the within named bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public
My commission expires: 1/25/26



Tennessee Certification of Electronic Document

I, Summer Boxton 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 9/23/24 (date of document).

Summer Boxton
Affiant Signature

10/4/2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 4 of October, 2024.

(SEAL)



Notary's Signature
My Commission Expires: 11-06-24