Name and Address of New Owner:
Timothy Gibbons
3110 Southlake Drive
Nashville, TN 37211

Prepared by:
Record and Return To:
Bell and Rosenthal Title, Inc
[illegible] Blvd., Suite 130
[illegible]7215

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch # 1194991 DEEDWARR
10/17/2024 11:07:55 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00
20241017-0080583

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 119-15-0-059

WARRANTY DEED

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, **Fred V. Carroll and Bessie Carroll, married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Timothy Gibbons, single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

being Lot No. 61 on the Plan of Southlake, Section Two, of record in Book 2083, Page 84, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Fred V. Carroll and Bessie Brock, both unmarried, by Warranty Deed dated April 28, 1988, from Wayne Allan Cochran and wife Brenda Cochran, recorded May 4, 1988, in Book 7534, page 553 in the Register's Office.

Bessie Brock is now married to Fred V. Carroll and she is now known as Bessie Carroll.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

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 10th day of October, 2024.

Fred V. Carroll (SEAL)
Fred V. Carroll

Bessie Brock Carroll (SEAL)
Bessie Carroll

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of October, 2024, before me personally appeared Fred V. Carroll and Bessie Carroll, 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 10th day of October, 2024.

Notary Signature
My commission expires: 4/20/27

KANETHA COFFMAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $320,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 10th day of October, 2024.

Notary Public
My commission expires:
File No. 2024-7326-RS

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2026