Karen Johnson Davidson County
Batch# 1205148 DEEDWARR
11/14/2024 08:57:30 AM 3 pgs
Fees: $18.00 Taxes: $573.50
20241114-0088579

Prepared By & Return To:
Tennessee Title Services LLC-Hendersonville
101 Springhouse Court
S-202
Hendersonville, TN 37075
H-24-5393

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 7th day of November, 2024

Notary Public

Commission Expires: 11/19/2025

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Marcus Winkfield 407 Claircrest Dr Antioch, TN 37013	New Owner	162-01-0B-060.00-CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Michele A. Bibbs, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Marcus Winkfield, a married man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows. To wit:

Being Unit No. 60 on the Plan of Clairmont, Phase Three (previously described erroneously as Lot 60 on prior deed), of record in Book 6050, page 410, Register's Office for said County, to which said plan reference is hereby made for a complete legal description thereof.

Being the same property conveyed to Michele A. Bibbs, unmarried by Warranty Deed from Joyce Majors McLay, unmarried of record in Book 9197, Page 951, Register's Office

for Davidson County, Tennessee, dated December 21, 1993 and recorded on December 23, 1993.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 407 Claircrest Dr, Antioch, TN 37013

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 so 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.

Dated this the 7th day of November, 2024.

Michele A Bibbs

Michele A. Bibbs

STATE OF MICHIGAN
COUNTY OF Genesee

On this 7th day of November, 2024, before me personally appeared Michele A. Bibbs, 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 7th day of November, 2024.

Kayla Grey

Notary Signature
My commission expires: 02/28/2030

KAYLA GREY
Notary Public - State of Michigan
County of Genesee
My Commission Expires Feb 28, 2030
Acting in the County of Genesee

Certificate of Authenticity

I, Joshua A. Terry, 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 11/7/2024.

Affiant Signature – Joshua A. Terry

11/13/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/13/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27