Karen Johnson Davidson County
Batch# 1212079 DEEDWARR
12/03/2024 03:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20241203-0093942

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $385,000.00

Affiant

Subscribed and sworn to before me, this 26 day of November, 2024.

Notary Public
My commission expires: 4-19-26

ANNA E. ROWLAND
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Sohum Raninga **Tanya Chopra**	**AMERIS BANK**	**06509009700**
4816 Whittier Dr	**1133 OCEAN AVENUE** **MAIL STOP DP3201**	
Old Hickory, TN 37138	**LAKEWOOD , NJ 08701**	

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 ACKNOWLEDGE, WE,

Erin Dias, Trustee of The Gibbs Family Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tanya Chopra AND Sohum Raninga , wife and husband

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:

Land in Davidson County, Tennessee, being Lot No. 131, on the Plan of Sherwood Forest, Section III, of record in Book 4460, Page 81, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Erin Dias, Trustee of The Gibbs Family Trust, by Warranty Deed from J Randall Gibbs, unmarried man, dated October 5, 2023, of record in Instrument No. 20231006-0078918, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to J Randall Gibbs and wife, Jennifer Lea Gibbs, by Warranty Deed from John M Keel and wife, TammyA Keel, dated April 28, 1992, of record in Book 8615, Page 229, in the Register's Office for Davidson County, Tennessee. Jennifer Lea Gibbs died September 27, 2020, leaving J Randall Gibbs as the sole surviving tenant.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (____) property known as: 4816 Whittier Dr. 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, 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 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.

Date: 11/26/24

The Gibbs Family Trust
By: Erin Dias
Its: Trustee

STATE OF TN
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Erin Dias** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is the Trustee of the The Gibbs Family Trust and that she is authorized by the The Gibbs Family Trust to execute this instrument on its behalf.

Witness my hand, at office, this 26 day of November, 2024.

NOTARY PUBLIC

My Commission Expires: 4.19.26

ANNA E. ROWLAND
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Jennifer Russell, 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 11/26/24.
Date

Jennifer Russell
Affiant Signature

12/3/24
Date

State of TN
County of Sumner

Sworn to and subscribed before me this 2nd day of December, 2024.

Notary's Signature

My Commission Expires: 10/24/2028

Notary's Seal (if on paper)

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.