RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTB-26820-24

Karen Johnson Davidson County
Batch# 1218161 DEEDWARR
12/19/2024 07:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,472.60
20241219-0098454

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $398,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 day of DEC., 2024

NOTARY PUBLIC

My commission expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chrisan Sanchez-Lopez and Luis Fernando Guerrero Arteaga 5743 Eatons Creek Road, Joelton, TN 37080	Movement Mortgage 8024 Calvin Hall Road Indian Land, SC, 29707	029-00-0-138

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED THOUSAND AND 00/100 Dollars ($400,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **TERRENCE L. GIBSON AND JEWYL GIBSON, A MARRIED COUPLE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **CHRISAN SANCHEZ-LOPEZ AND LUIS FERNANDO GUERRERO ARTEAGA, WIFE AND HUSBAND**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Beginning at a spike 10 feet West of the center of Eaton's Creek Road this point being Harris Bennett's North East corner; thence N. 87 degrees 15 feet W 535 feet to a stake in John B. Aita's East Boundary line this stake is on the East bank of branch; thence running with John B. Aita's East line N 9 degree E 181.5 feet to a stake on the West bank of branch; thence N 4 degrees E 155 feet to an iron pin at the corner of a wire fence; thence S 87 degrees 15 feet E 403 feet, following a wire fence to a stake; thence S 73 degrees E 238 feet to a spike in center of Eaton's Creek Road; thence running in the road S 26 degrees W 306 feet to the beginning containing 4.46 Acres. This land is located in the 14 Civil District of Davidson County, State of Tennessee according to a survey by C. J. Carney dated April 21, 1955.

Being the same property conveyed to Terrence Gibson and Jewyl Gibson, a married couple from The Estate of Frances A. Green by Daryl Yoes, Gary Ingram, Chris Ragan, Julie Brown. Kevin Yoes, Judy Spencer, Barry Yoes, Kathy Rigsby, Kimberly Wix, Sonya Cook and Dawson Yoes by Warranty Deed dated 7/31/2019 and recorded 8/21/2019 in Instrument No. 20190821-0083827, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _XX_ improved property, known as: 5743 Eatons Creek Road, Joelton, TN 37080

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 13th day of December, 2024

GRANTOR(S)

Terrence L. Gibson

Terrence L. Gibson

Jewyl Gibson

Jewyl Gibson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Terrence L. Gibson and Jewyl Gibson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 13th day of DEC., 2024.

REGINA C. HOCKETT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-2-2026

Notary Public

Regina C. Hockett

Printed Notary Name

My commission expires: 3/2/2026

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 12/13/2024.

Affiant Signature – Joshua A. Terry

12/18/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/18/2024.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON