THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 241249605

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is. $228,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of January, 2025

Notary Public
My Commission Expires

Karen Johnson
Batch # 1226796
01/16/2025 09 35 48 AM
Fees $13 00 Taxes $843 60

Davidson County
DEEDWARR
2 pgs

20250116-0003523

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Steven A. Gibson and Sherrie D. Gibson PO Box 150451 Nashville, TN 37215	New Owner	Tax Parcel ID No 103-16-0C-105.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Noelle McCord, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Steven A. Gibson and Sherrie D. Gibson, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows.

Land in Davidson County, Tennessee, being Unit No 105 on the Plan of Wellington Arms, a Condominium Development, of record in Book 5200, page 316, Register's Office for said County, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Wellington Arms Condominium, a horizontal property regime established by Master Deed of record in Book 5721, page 241, as corrected in Book 5740, page 897, and amended as Instrument No 20001205-0119242, said Register's Office.

Being the same property conveyed to NOELLE MCCORD, by deed from PATRICIA F WATERS, of record in Instrument No. 20200710-0075544, dated July 2, 2020, said Register's Office.

Jose de Jesus Fernandez Pani joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par 103-16-0C-105.00 CO.

Matters shown on the Plan of record in Book 5200, page 316, said Register's Office

Master Deed of record in Book 5721, page 241, as corrected in Book 5740, page 897, and amended as Instrument No 20001205-0119242, said Register's Office

Rules and Regulations of record as Instrument No. 20210112-0005058 , said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers of record in Book 7692, page 861, said Register's Office.

This is improved property located at 4225 Harding Pike, Unit 105 Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of January, 2025

Noelle McCord

Jose de Jesus Fernandez Pani by Noelle McCord Attorney in fact
Jose de Jesus Fernandez Pani

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Noelle McCord, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Jose de Jesus Fernandez Pani joins and that she is authorized by Jose de Jesus Fernandez Pani joins to execute this instrument on his behalf.

Witness my hand, at office, this 15th day of January, 2025.

Notary Public
My Commission Expires:

WILLIAM T CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026