Karen Johnson Davidson County
Batch# 1248707 DEEDWARR
03/20/2025 02:53:30 PM 2 pgs
Fees: $13.00 Taxes: $795.50
20250320-0020795

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 18TH DAY OF MARCH, 2025.

(Affix Seal) Notary Public

My Commission Expires: 2/7/2026

LINDA M. SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Williams-P25-0040

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615)264-8727

Address of New Owner(s):	Send Tax Bills To:	Tax ID No(s).:
Wanda Williams and Luis Alonso Duran	Wanda Williams	43-6-251
505 Singer Drive	3804B Abbott Martin Rd	
Madison, TN 37115	Nashville, TN 37215	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **John R. Gaib, an unmarried man**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Wanda Williams, an unmarried woman Luis Alonso Duran, a married man**, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee being Lot 176 on the Plan of Madison Park, Section6, as of record in Plan Book 4300, page 58, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to John R. Gaib, unmarried by deed from Teresa Renee Brown, an unmarried woman of record in Instrument # 20180509-0044360, recorded on 05-09-2018 in the Register's Office for Sumner County, Tennessee.

Order Approving Contract for Sale of Real Estate in No. 2024PR-290 filed March 5, 2025.

unimproved ☐
This is improved ☑ Property known as: **505 Singer Drive, Madison, TN 37115**

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, the GRANTOR, 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 that 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.

Witness my/our hand(s) this 18 day of March, 2025:

John R. Gaib by ASL as Conservator
John R. Gaib by Ashley Mason as Conservator

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the undersigned, Ashley Mason, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Conservator of John R. Gaib, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Ashley Mason as Conservator.

Witness my/our hand(s) this 18 day of March, 2025.

Notary Public

My Commission Expires:

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 5-19-2027

I, Andy Maloney, 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 3/18/2025 (date of document).

Affiant Signature
Date 3/18/2025

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 18 day of March, 2025.

Notary's Signature
MY COMMISSION EXPIRES: 2/7/2026

LINDA M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202503200020795