Karen Johnson Davidson County
Batch# 1269862 DEEDWARR
05/07/2025 11:19:30 AM 3 pgs
Fees: $18.00 Taxes: $2,044.25
20250507-0035707

WARRANTY DEED

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-29-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $552,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
100 Bluegrass Commons Blvd, Ste 110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Chicamauga, LLC, a Tennessee limited liability company	Same as new owner	043-13-0-035.00
(NAME)	(NAME)	
1537 Beaus Way		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Michael Gioseffi and Zachary Gibson, a married man**, hereinafter called the GRANTOR(S), \have bargained and sold, and by these presents do transfer and convey unto **Chicamauga, LLC, a Tennessee limited liability company,** hereinafter called the GRANTEE(S), their 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 Nos. 11 and 12 on the Map of Madison Commerce Center Subdivision, of record in Book 547, Page 130, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot Nos. 11 and 12 adjoin and front together 50 feet, more or less, on the north side of Old Hickory Boulevard, formerly Sweetbrier Avenue, and run back between parallel lines, 129 feet 5 inches, more or less, on the west line of Lot No. 11 and 129 feet 7 inches, more or less, on the east line of Lot 12 to an alley in the rear measuring 50 feet, more or less, thereon.

Being the same property conveyed to Michael Gioseffi, a married man, and Zachary Gibson, a married man by Warranty Deed from Dorothy Sue Upchurch, a married woman, dated 05/22/2023, of record in Instrument No. 20230523003872S, Register's Office for Davidson County, Tennessee.

This property is not the marital residence of either Grantor and as such is not subject to any homestead, dower or other marital interest.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 119 E Old Hickory Boulevard, Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 30th day of April, 2025.

Michael Gioseffi

Zachary Gibson

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Gioseffi and Zachary Gibson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 30th day of April, 2025.

Notary Public:
My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027

RETURN TO:
Stewart Title Company
100 Bluegrass Commons Blvd, Ste 110
Hendersonville, TN 37075

CERTIFICATE OF AUTHENTICITY

I, Jennifer A. Hoffman, do hereby make oath that I am licensed attorney and/or 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 the law on 4/30/2025.

Jennifer A Hoffman

AFFIANT

DATE: 5/6/25

STATE OF TENNESSEE

COUNTY OF Sumner

SWORN to and subscribed before me this 6th day of May, 2025

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/29/27

DEBORAH A RAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-29-2027