RECORD AND RETURN TO:
WilsonBerry Title & Escrow, LLC
2231 N Mt Juliet Rd Ste 203
Mt Juliet, TN 37122
File No.: QWB-30185-25

**WARRANTY DEED**

Karen Johnson Davidson County
Batch# 1277492 DEEDWARR
05/27/2025 10:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20250527-0041310

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 day of May, 2025.

NOTARY PUBLIC

My commission expires August 31, 2027

MARTHA E. BERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES AUGUST 31, 2027

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N Mt Juliet Rd Ste 203 Mt Juliet, TN 37122

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Joseph Peter Karmazyn, Jr. and<br>Joseph Peter Karmazyn, Sr.<br>206 Blanchard Place<br>Nashville, TN 37214 | Same address as new owner | 095-04-0-127.00 |

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED NINETY NINE THOUSAND NINE HUNDRED AND 00/100 Dollars ($ 299,900.00) 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, **Joel Gibbs, a married person, and wife, Cecile L. Gibbs**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **Joseph Peter Karmazyn, Jr., an unmarried man, and Joseph Peter Karmazyn, Sr., a married man,** 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:

Lying and being in Davidson County, Tennessee, and being Lot No. 73 on the Plan of Eva-Mor Heights, of record in Book 1424, page 149, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Joel Gibbs, a married person, and wife, Cecile L. Gibbs, from Belinda Sue Spray, an unmarried person, by Warranty Deed dated May 31, 2007 and recorded June 15, 2007 in Instrument #20070615-0071820, 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 _X__ improved property, known as: 206 Blanchard Place, Nashville, TN 37214

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 22 day of May, 2025

GRANTOR(S)

Joel Gibbs

Cecile L. Gibbs

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Joel Gibbs and Cecile L. Gibbs, 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 22 day of May, 2025

MARTHA E. BERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES AUGUST 31, 2027

Notary Public

Martha E. Berry
Printed Notary Name

My commission expires: August 31, 2027

# True Copy Certification

I, **Marty Berry**, 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 is a true and correct copy of the original document executed and authenticated according to law on 5/22/25 (date of document)

5/27/25

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 27 day of May, 2025.

Notary's Signature

My Commission Expires: 12-5-2024

SARAH E. SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY