Karen Johnson Davidson County
Batch# 1281775 DEEDWARR
06/05/2025 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,131.83
20250605-0044369

THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	STATE OF ~~Tennessee~~ Mississippi COUNTY OF ~~Davidson~~ Harrison The actual consideration or value, whichever is greater, for this transfer is **$305,900.00**. **Affiant** Subscribed and sworn to before me, this 28th day of **May, 2025**. **Notary Public** **My commission expires:** 6/22/27

TRACY PERKINS
Commission Expires
06-22-2027
NOTARY PUBLIC
ID 358473
Harrison County
STATE OF MISSISSIPPI

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Melissa L. Horton **601 Rowan Court** **Nashville, TN 37207**	**Rocket Mortgage, LLC** **1050 Woodward Avenue** **Detroit, MI 48226**	**059-11-0-201** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Tyler Noble Gibson and Beth Sims, husband and wife**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Melissa L. Horton, a single woman**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 525 on the Plan of SECTION 4, HAYNES MANOR, of record in Plat Book 4175, Page 90, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 525 fronts 39.56 feet on the East side of Rowan Court and extends back 141.2 feet on the Northeast line and 124.6 feet on the West line to a broken dead line measuring 186.97 feet thereon.

Being the same property conveyed to Tyler Noble Gibson, a married man, by Warranty Deed from Ronald Lee Gunn, Sr., of record in Instrument No. 20170713-0070394, in the Register's Office of Davidson County, Tennessee, dated July 11, 2017 and recorded on July 13, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **601 Rowan Court, Nashville, TN 37207**.

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 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 the same in 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 **28th day of May, 2025.**

Tyler Noble Gibson

Bethany A. Sims
Beth Sims

STATE OF Mississippi
COUNTY OF Harrison

On this ~~28th~~ 26 day of May, 2025, before me personally appeared Tyler Noble Gibson and Beth Sims, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ~~28th~~ 26 day of May, 2025.

T. Perkins
Notary Signature
My commission expires: 6/22/27

TRACY PERKINS
Commission Expires
06-22-2027
NOTARY
PUBLIC
ID 358473
Harrison County
STATE OF MISSISSIPPI

Tennessee Certification of Electronic Document

I, AUBREY SEAVERS, 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 05/26/25 (date of document).

Affiant Signature

05/26/25

Date

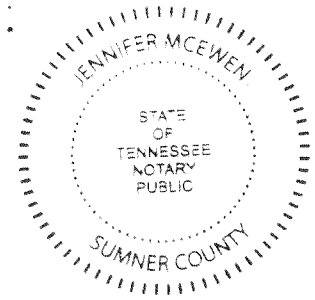
State of TENNESSEE

County of SUMNER

Sworn to and subscribed before me this 26th day of May, 20 25.

Notary's Signature

MY COMMISSION EXPIRES: 1/30/29



NOTARY'S SEAL