THIS INSTRUMENT WAS PREPARED BY:
PREPARED BY: MAIL TAX BILLS TO:
BANKERS TITLE & ESCROW CORP
Bankers Title & Escrow Corporation
5107 Maryland Way, SUITE 115
5107 Maryland Way
Brentwood, TN 37027
BRENTWOOD, TN 37027
P25-17022-BW

Karen Johnson
Batch # 1291684
06/30/2025 10 37.28 AM
Fees $13 00 Taxes $1,276 50
20250630-0051272

Davidson County
DEEDWARR
2 pgs

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 345,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF June, 2025

Notary Public

MY COMMISSION EXPIRES 3/7/26

(AFFIX SEAL)

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| **Charles Thomas Gott** | New Owner | |
| 200 Jacksonian Dr | | 074-12-0-125 00 |
| Hermitage, TN 37076 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Robert W. Ingram and Kimberly P. Ingram, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles Thomas Gott, a single man**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 No 183 on the Plan of Hermitage Hills, Section 2 of record in Plat Book 2900, Page 112, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Robert W Ingram and wife, Kimberly P Ingram by Warranty Deed from Hazel M Sykes of record in Book 9744, page 565, Register's Office for Davidson County, Tennessee, dated July 26, 1995 and recorded on July 31, 1995

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee, (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **200 Jacksonian Dr, Hermitage, TN 37076**

(Mailing address: 5007 Bonnalynn Dr, Hermitage, TN 37076,)

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 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 our hands this the 27th day of June, 2025.

Robert W Ingram

Kimberly P. Ingram

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert W. Ingram,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that thehe y executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 27 day of June, 2025

My Commission expires: 7/3/28

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kimberly P. Ingram,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and official seal this the 27 day of June, 2025.

My Commission expires: 7/3/28

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY