Karen Johnson Davidson County
Batch# 1306193 DEEDWARR
08/05/2025 02:08:30 PM 4 pgs
Fees: $23.00 Taxes: $1,424.50
20250805-0062185

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $385,000.00 Affiant Subscribed and sworn to before me This 31st day of July, 2025. Notary Public My Commission Expires:

Address New Owners as:	Tax Bill To:	Map / Parcel
Patrick Hargett **5007 Olivia Drive** **Antioch, TN 37013**	**New Owner**	**16202004800**

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. File 22-02-16360

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Karen Lynn Gibson and Tonya Babb Palmer,** (hereinafter referred to as "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Patrick Hargett,** (hereinafter referred to as "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee being Lot No. 54 on the Plan of Colewood Acres, Section I, of record in Book 3700, Page 59, Register's Office for Davidson County, Tennessee, as follows:

Said Lot No. 54 fronts 75.0 feet on the westerly side of Olivia Drive and runs back 121.5 feet on the northerly line and 160 feet on the southerly line to a broken line measuring 100.800 feet thereon.

Being the same property conveyed to Blaine Daniel and Hanna Hamm, as tenants in common with right of survivorship, by Warranty Deed from Tyler Nelson, in record of Book D31, Pages 357-361, Register's Office for Perry County, Tennessee.

Being the same property conveyed to Lewis Wade Prince and wife, Lois M. Prince by deed from John Carl Welch and wife, Violet M. Welch of record in Book 7876, page 946. The parties having divorced and the interest of Lewis Wade Prince was divested of all rights, title, and interest and said interest fully vested in Lois Margaret Prince by Final Decree recorded in Instrument Number 20130415-0037115. Lois M. Prince a/k/a Lois Margaret Prince having died intestate leaving Karen Lynn Gibson and Tonya Babb Palmer, as her sole heirs-at-law, as established by Affidavit of Heirships recorded in Instrument Numbers 20250624-0049692 and 20250624-0049693.

This is an unimproved property known as 5007 Olivia Drive, Antioch, TN 37013.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. All taxes, assessments, levies and charges which constitute liens or are due or payable including unredeemed tax sales.
2. The dower, curtesy, homestead, community property, or the other statutory marital rights, if any, of the spouse of any individual insured.
3. Subject to all matters on plat of Book 3700, Page 59, said Register's Office.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their successors, and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 31st day of July 2025.

GRANTORS:

Karen Lynn Gibson

Karen Lynn Gibson

Tonya Babb Palmer

Tonya Babb Palmer

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 31st day of July, in the year 2025, before me the undersigned, personally appeared Karen Lynn Gibson personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he executed it.

WITNESS my hand and official seal or stamp, this 31st day of July, 2025.

Josephine Rebecca Clark

Notary Public

My Commission Expires: 1.24.29

JOSEPHINE REBECCA CLARK
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 1-24-2029

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 31st day of July, in the year 2025, before me the undersigned, Tonya Babb Palmer personally appeared, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that she executed it.

WITNESS my hand and official seal or stamp, this 31st day of July, 2025.

Josephine Rebecca Clark

Notary Public

My Commission Expires: 1.24.29

JOSEPHINE REBECCA CLARK
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 1-24-2029

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 July 31, 2025

Affiant Signature

July 31, 2025
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 31 day of July, 20 25.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY