Warranty Deed

Karen Johnson Davidson County Batch# 1306750 DEEDWARR 08/07/2025 02:24:30 PM 3 pgs Fees: $18.00 Taxes: $2,101.60 20250807-0062888	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $568,000.00. Affiant Subscribed and sworn to before me, this the 28th day of July, 2025. Notary Public My commission expires:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Christopher Joseph Gibson and Jordan Moore	New owner	081-03-1S-001.00-CO
2212A 14th Avenue North	Property	
Nashville, TN 37208		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KIRK PATRICK JABAN DOUGLAS AND SERAIAH MICHEL NKA SERAIAH DOUGLAS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER JOSEPH GIBSON, AN UNMARRIED MAN AND JORDAN MOORE, AN UNMARRIED WOMAN AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. A of Modern Homes at 2212, a Horizontal Property Regime with Private Elements located in Nashville, Davidson County, and described in Declaration of Covenants, Conditions, and Restrictions for Modern Homes at 2212 of record in Instrument No. 20191107-0115257 Register's Office for Davidson County, Tennessee to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the Regime with Private Elements, contained in said Declaration, the plat file as Exhibit "b" to said Declaration appearing in Instrument No. 20191107-0115257 and By-Laws appended thereto as Exhibit "C" said Register's Office are incorporated herein and made a part hereof the same as though copied herein for a more complete identification and description of said units.

Being the same property conveyed to Kirk Patrick Jaban Douglas, an unmarried man and Seraiah Michel, an unmarried woman as tenants in common with right of survivorship by Warranty Deed from Modern Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200818-0092865 Register's Office for Davidson County, Tennessee, dated August 14, 2020 and recorded on August 18, 2020. Seraiah Michel being now known as Seraiah Douglas.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2212A 14th Avenue North, Nashville, TN 37208, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of July, 2025.

Kirk Patrick Jaban Douglas

Seraiah Douglas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kirk Patrick Jaban Douglas and Seraiah Douglas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 25th day of July, 2025.

Notary Public

My Commission Expires: 6/16/29

GRACE PARKER RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Emily Manno, 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 **7/25/25**.

Date

Emily Manno

Affiant Signature

7/25/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **25** day of **July**, 20**25**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

