WARRANTY DEED

Karen Johnson Davidson County
Batch# 1316688 DEEDWARR
08/29/2025 03:14:30 PM 4 pgs
Fees: $23.00 Taxes: $1,444.85
20250829-0069552

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $390,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 08/27/2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9/8/25

JOANN MOSS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 118 Saundersville Road
Hendersonville, TN 37075
file # 5834-25NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Emmanuel Gibson and Danielle Gibson	**Regions Bank d/b/a Regions Mortgage**	039-00-0-254.00
5302 Simpkins Road	2050 Parkway Office Circle	
Whites Creek, TN 37189	Hoover, AL 35244	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Joy Joann Van Est, unmarried woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Emmanuel Gibson and Danielle Gibson, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

All that certain lot or parcel of land situated in Davidson County, State of Tennessee, and being more particularly described as follows:

Beginning at a point in the center of Simpkins Road, being the southwest corner of the original 14.13 acre tract of Paul Allen Teasley and wife, Lillian Ann Teasley, of record in Book 2449, Page 531, Register's Office for Davidson County, Tennessee, now Stephen B. Teasley 3 acre tract of record in Book 6154, Page 171, said Register's Office; thence with the line of Teasley North 14 degrees 30 minutes East 362 feet to a point; thence North 11 degrees 00 minutes East 429 feet to a point; thence with a new calculated line North 78 degrees 00 minutes East 385 feet, more or less, to a point in the center of Burgess Road; thence with the following deed calls: South 36 degrees 00 minutes West 186 feet, and South 27 degrees 45 minutes West 135.3 feet, and South 13 degrees 15 minutes East 203.2 feet to a point; thence South 16 degrees 00 Minutes West 432.8 feet to a point in the intersection of Burgess Road and Simpkins Road; thence with Simpkins Road 266 feet, more or less, to the point of beginning.

Being the same property conveyed to Russell B. Dugan a married man by Special Warranty Deed from Fannie Mae aka Federal National Mortgage Association dated September 20, 2016 and recorded October 31, 2016 in Instrument No. 20161031-0114956, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Russell B. Dugan and Joy J. Dugan, husband and wife to create a tenancy by the entirety by Quitclaim Deed from Russell B. Dugan through Trustee,Tammy Mellons, dated June 16, 2017 and recorded June 28, 2017 in Instrument No. 20170628-0065191, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Joy Joann Dugan aka Joy Joann Van Est, an unmarried woman by Quitclaim Deed from Russell B. Dugan, unmarried, dated November 8, 2018 and recorded March 21, 2019 in Instrument No. 20190321-0025813, Register's Office of Davidson County, Tennessee.

Joy Joann Dugan and Joy J. Dugan being one and the same person.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 5302 Simpkins Road Whites Creek, TN 37189

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 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 hand on August 27, 2025.

Joy Joann Van Est

Joy Joann Van Est

STATE OF ~~TENNESSEE~~ Nevada

COUNTY OF ~~Davidson~~ Clark

Personally appeared before me, a Notary Public of said County and State, Joy Joann Van Est, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this August 27, 2025.

Jeffrey Willis

Notary Public

My Commission Expires: 07/05/2028

Jeffrey Willis
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 24-3454-01
Expires July 5, 2028

Notarized remotely using audio-video communication technology via Proof.

File #: 5834-25NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 August 27, 2025.

J. Carlton Drumwright

August 27, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 27, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY