WARRANTY DEED

File #2025081378

Karen Johnson Davidson County
Batch# 1324304 DEEDWARR
09/19/2025 11:13:30 AM 4 pgs
Fees: $23.00 Taxes: $1,831.50
20250919-0075022

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of September, 2025.

Notary Public

MY COMMISSION EXPIRES: 11/30/29
(AFFIX SEAL)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
2909 Old Fort Parkway Ste 106
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jay Scott Gibson and Megan Joyce Gibson (NAME)	Cross Country Mortgage (NAME)	086-08-0-079.00
2117 Strombury Dr (ADDRESS)	2160 Superior Ave (ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Cleveland, OH 44114 (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, I/WE, **IBS Consultant, LLC, a Mississippi limited liability company**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jay Scott Gibson and Megan Joyce Gibson, husband and wife** 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. 382 on the Plan of Camden Woods, Phase I of record in Plat Book 6900, Page 697 and 698, 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 Gayle Y. Crawford, unmarried by Warranty deed from Joy D. Siringer, an unmarried person of record in Instrument No. 20040930-0117851 Register's Office for Davidson County, Tennessee, dated September 27, 2004 and recorded on September 30, 2004. Gayle Crawford died April 8, 2015, leaving Sarah Elizabeth Koch Crawford per Affidavit of Heirship of record at Instrument No. 20230613-0044872.

Being the same property conveyed to Raddach & Johnson Homes, LLC by Warranty deed from Sarah Elizabeth Crawford, unmarried of record in Instrument No. 20230613-0044873 Register's Office for Davidson County, Tennessee, dated June 12, 2023 and recorded on June 13, 2023.

Being the same property conveyed to IBS Consultant, LLC, a Mississippi Limited Liability Company by Warranty Deed from Radach & Johnson Homes LLC of record in Instrument No. 20240130-0006437 Register's Office for Davidson County, Tennessee, dated January 29, 2024 and recorded on January 30, 2024.

This conveyance is subject to: Subject to all matters shown on the Plan of record in Plat Book 6900, Page (s) 697 and 698, Register's Office for Davidson County, Tennessee.; Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7620, Page 561, Book 7657, Page 580, Book 7675, Page 926, Book 9036, Page 329, Book 9231, Page 737 and Instrument No. 20080924-0096976, Instrument No. 20120904-0079787, Instrument No. 20120904-0079788 and Instrument No. 20140707-0059383, Register's Office for Davidson County, Tennessee, By-Laws of record in Book 7620, Page 583 and Instrument No. 20140707-0059384, in the Register's Office for Davidson County, Tennessee.; Charter of Camden Woods HOA of record in Book 7661, Page 32, in the Register's Office for Davidson County, Tennessee.; Quitclaim deed of common area of record in Book 7783, Page 585, in the Register's Office for Davidson County, Tennessee.; Subject to rights of others in and to the common areas and/or elements.

This is neither the principal residence of the Grantor, nor his spouse, nor any dependents

unimproved ☐
This is improved ☐ property, known as 2117 Strombury Dr, Hermitage,TN,37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 18th day of September, 2025.

IBS Consultant, LLC, a Mississippi limited liability company

BY: 9.17.2025
common member
Alejandro E. Navas-Silva, member

STATE OF Ohio
COUNTY OF Franklin

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Alejandro E. Navas-Silva, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the member of IBS Consultant, LLC, the within named bargainor, a limited liability company, and that he as such member, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as member.

17th RP

Witness my hand and official seal at this 18th day of September, 2025.

Commission expires: 9-20-2026

Notary Public

NOTARIAL SEAL STATE OF OHIO
Ronald Pero
Notary Public, State of Ohio
My Commission Expires
September 20, 2026

Witness our hands this 18th day of September, 2025.

IBS Consultant, LLC, a Mississippi limited liability company

BY: Alejandro J. Navas, member

Alejandro J. Navas, member

STATE OF Mississippi

COUNTY OF Harrison

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Alejandra J Navas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the member of IBS Consultant, LLC, the within named bargainor, a limited liability company, and that he as such member, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as member.

Witness my hand and official seal at this 17th day of September, 2025.

Commission expires: August 27, 2026

Notary Public

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 125202 TARA L. BOUTOILLE Commission Expires Aug. 27, 2026 JACKSON COUNTY

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
2909 Old Fort Parkway Ste 106
Murfreesboro TN 37128

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 **9/17/25** (date of document).

Affiant Signature

9/17/25

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this **17th** day of **September**, 20**25**.

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 1/30/29