WARRANTY DEED

Karen Johnson
Batch # 1342226
11/05/2025 11 21 15 AM
Fees $13 00 Taxes $610 50

Davidson County
DEEDWARR
2 pgs

20251105-0088193

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2025

Notary Public

MY COMMISSION EXPIRES 10/21/2028

(AFFIX SEAL)

KASEY KELCHNER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Golden Gate Estates LLC (NAME)	New Owner (NAME)	
3845 Park Royal Ln ~~3880 Lunn Dr~~ (ADDRESS)	(ADDRESS)	
Antioch TN, 37013 ~~Nashville, TN 37218~~ (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10 00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **The Estate of Cosey Tibbs,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Golden Gate Estates LLC,** 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 49 on the plan of Section one, Royal Hills, of record in Book 4675, Page 73, Register's office for said County

Said Lot No 49 fronts 95 feet on the easterly margin of Lunn Drive and extends back 142 71 feet on the southerly line and 158 06 feet on the northerly line to a dead line in the rear, measuring 50 95 feet thereon

Being the same property as conveyed to Cosey Tibbs and wife, Peggie Louise Tibbs by deed of record in Book 5323, Page 699, said Register's office The said Peggie Louise Tibbs predeceased Cosey Tibbs Cosey Tibbs having died intestate His estate was probated and ordered for Marcus Tibbs to sign for the estate as administrator reference Chancery Court of Davidson County, TN docket # 24-0543-III.

Said Property is not a marital residence of the Grantor

This conveyance is subject to any and all existing restrictions and easements of record

unimproved ☐

This is improved ☑ property, known as 3880 Lunn Dr , Nashville, TN 37218

(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 my/our hands this 31st day of October, 2025

Estate of Cosey Tibbs

Marcus Tibbs administrator

Marcus Tibbs, Administrator

State of Tennessee
County of Davidson

Personally appeared before me The Estate of Cosey Tibbs, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained

WITNESS my hand and seal this 31st day of October, 2025

Notary Public

My Commission Expires 10/21/2028

File No 17778

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY