Karen Johnson Davidson County
Batch# 1342241 DEEDWARR
11/05/2025 11:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20251105-0088214

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 37027
P25-17263-BW

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 380,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF NOVEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 3/3/26

(AFFIX SEAL)

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3/3/2026

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Debra Gibson and Jeffrey Gibson	Freedom Mortgage Corporation	
2814 Live Oak Road	401 RTE 73N, 30 Lake Center, Ste. 110	119-10-0-188.00
Nashville, TN 37210	Marlton, NJ 08053	
(CITY) (STATE) (ZIP)	(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, WE, **Angelica Bockman, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Debra Gibson and Jeffrey Gibson, wife and husband**

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. 35 on the Map of Mashburn Heights, of record in Book 1835, Page 1, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot no. 35 fronts 72 feet on the East side of Live Oak Road and runs back between lines 177.5 feet on the North line and 176.3 feet on the South line to a dead line in the rear, which is a broken line on which it measures, 72.3 feet, (this is the same description as in the last Instrument of conveyance.)

Being the same property conveyed to Angelica Clark, a single woman by Warranty Deed from Wylie F. Chapman and Colleen Chapman, husband and wife of record in Instrument No. 20190814-0081028 Register's Office for Davidson County, Tennessee, dated August 02, 2019 and recorded on August 14, 2019.

Angelica Clark having since married and is now known as Angelica Bockman.

Daniel Bockman joins in this conveyance to convey any and all marital interest he may have in said property.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **2814 Live Oak Road, Nashville, TN 37210**

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 the 31 day of OCTOBER, 2025.

Angelica Bockman

Daniel Bockman

STATE OF MAINE
COUNTY OF HANCOCK

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Angelica Bockman,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 31 day of OCTOBER, 2025.

My Commission expires: 5/13/32

Ron Sherwood

Notary Public

Ron Sherwood
Notary Public Maine
My commission Expires May 13, 2032

STATE OF MAINE
COUNTY OF HANCOCK

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Daniel Bockman,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 31 day of OCTOBER, 2025.

My Commission expires: 5/13/32

Ron Sherwood

Notary Public

Ron Sherwood
Notary Public Maine
My commission Expires May 13, 2032

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 October 31. 2025.

Affiant Signature

5th day of November, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of November, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

