Karen Johnson Davidson County
Batch# 1357977 DEEDWARR
12/15/2025 08:21:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20251215-0099327

WARRANTY DEED	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $200,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF December, 2025. Notary Public MY COMMISSION EXPIRES: 5-9-26 (AFFIX SEAL)

TIFFHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

THIS INSTRUMENT WAS PREPARED BY
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN. 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: Andre Q. Gibson and Tanga A. Gibson	SEND TAX BILLS TO: Andre Q. Gibson and Tanga A. Gibson	MAP0PARCEL NO.(S) 042-11-0A-053.00-CO
(NAME) 1053 Heritage Drive	(NAME) 1053 Heritage Drive	
(ADDRESS) Madison, TN 37115	(ADDRESS) Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Kylan A. Holt and Kristen Holt, a married couple, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Andre Q. Gibson and Tanga A. Gibson, husband and wife , "the Grantee," the following described real estate in Davidson County, Tennessee:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

A certain condominium apartment in Davidson County, Tennessee being Unit No. 1053 in a Horizontal Property Regime on the Plan of Section 1, Second Addition, Heritage Village Condominium, of record in Book 4955, Page 55, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Kylan A. Holt, an unmarried man by Warranty Deed from Norma J. Barnes, unmarried of record in Instrument No. 20210311-0031894 Register's Office for Davidson County, Tennessee, dated March 08, 2021 and recorded on March 11, 2021.

Kristen Holt, spouse of Kylan A. Holt, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, to said property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Unimproved ☐
This is improved ☒ property, known as 1053 Heritage Drive, Madison, TN 37115

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 12th day of December, 2025.

Kylan A. Holt

Kristen Holt

STATE OF TENNESSEE
COUNTY OF Davidson

On this 12th day of December, 2025, before me personally appeared Kylan A Holt and Kristen Holt, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of December, 2025.

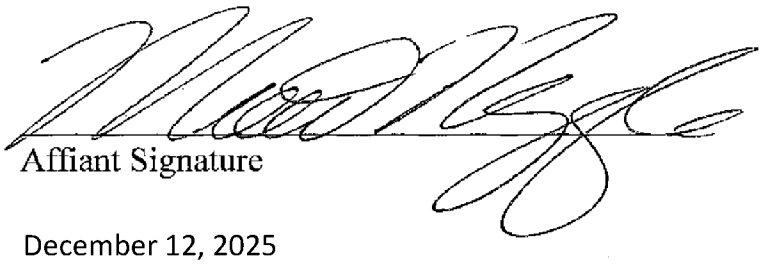
Notary Signature
My commission expires: May 8, 2028

J. WARREN EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
May 8, 2028

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 December 12, 2025.



Affiant Signature

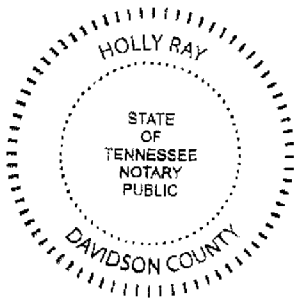
December 12, 2025

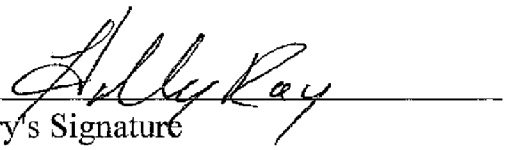
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 12th day of December, 2025.





Notary's Signature

My Commission Expires: 03/09/27