WARRANTY DEED

Karen Johnson Davidson County
Batch# 1378531 DEEDWARR
02/10/2026 08:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20260210-0009884

File #26-TL-0126-O

(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

Samantha Gibbs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF January, 2026.

C. Loy Carney
Notary Public
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Samantha Gibbs	**Primis Mortgage Company**	
(NAME)	(NAME)	
126 Eagan Circle	**5535 Currituck Drive, Ste. 120**	**043 12 0 042.00**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**Wilmington, NC 28403**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged,

LAURA PATRICIA FRISOLI AND ADAM WITKOWSKI, A MARRIED COUPLE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

SAMANTHA GIBBS, A SINGLE PERSON,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, and being all of Lot No. 17, Block A, Revised Plan of Myatt-Eagan Subdivision of Lot No. 8 & W. PT. Lot No. 9 of Anderson Estates, according to survey and plat of same appearing of record in Book 1424, Page 107, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot. Said Lot No. 17 fronts 55 feet on the Easterly side of Eagan Circle and extends back 107 feet on the Northerly line and 117.2 feet on the Southerly line to a dead line in the rear on which it measures 54.36 feet.

Being the same property conveyed to Laura Patricia Frisoli, unmarried, and Adam Witkowski, unmarried, as joint tenants with rights of survivorship, by Warranty Deed from Entrust Investments, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20220119-0007265, in the Register's Office of Davidson County, Tennessee, dated January 12, 2022 and recorded on January 19, 2022.

Laura Patricia Frisoli and Adam Witkowsky are now married to each other.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Myatt-Eagan Subdivision, as recorded in Plat Book 1424, Page(s) 107.
* Declaration of Covenants, Conditions and Restrictions recorded in Book 1131, Page 347.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **126 Eagan Circle, Madison, TN 37115**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 30th day of January, 2026.

Laura Patricia Frisoli

Laura Patricia Frisoli

Adam Witkowski

Adam Witkowski

STATE OF New York
COUNTY OF Clinton

On this 30th day of January, 2026, before me personally appeared Laura Patricia Frisoli, 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.

Notarized online using audio-video communication

Witness my hand, at office, this 30th day of January, 2026.

William Grones
Online Notary Public
State of New York
Clinton County
Commission #: 01GR0006371
Commission Expires: 04/26/2027

Notary Signature
My commission expires: 04/26/2027

STATE OF New York
COUNTY OF Clinton

On this 30th day of January, 2026, before me personally appeared Adam Witkowski, 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.

Notarized online using audio-video communication

Witness my hand, at office, this 30th day of January, 2026.

William Grones
Online Notary Public
State of New York
Clinton County
Commission #: 01GR0006371
Commission Expires: 04/26/2027

Notary Signature
My commission expires: 04/26/2027

True Copy Certification

I, **Tammy Carney,** 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 this the 30th day of ~~February,~~ January 2026.

Affiant Signature
Date 2.4.26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 4 day of February, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

