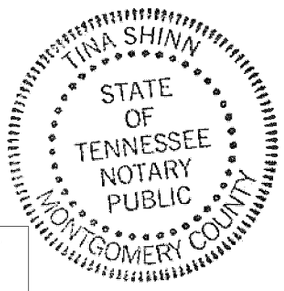
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $407,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MARCH, 2026.

Notary Public

MY COMMISSION EXPIRES: 9/15/27

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1396299 DEEDWARR
03/23/2026 01:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,505.90
20260323-0022982

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John Travis Bassi	New Owner	087-05-0A-106.00
(NAME)	(NAME)	
5611 Royal Court		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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 considerations, the receipt of which is hereby acknowledged, **Joshua R. Gibson and Carrie Ann Gibson, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **John Travis Bassi, unmarried and Charles Bierwirth Bassi, unmarried,** hereinafter called the GRANTEE(S), his/her/their 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. 134, Final Plat, FFARMINGHAM WOODS, Phase III, of record in Plat Bock 7900, Page 554, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Joshua R. Gibson and Carrie Ann Gibson, husband and wife by Warranty Deed from David Hurst, unmarried, dated 07/02/2018, of record in Instrument No. 20180712-0067480, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 5611 Royal Court, 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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 20th day of March, 2026.

Joshua R. Gibson

Joshua R. Gibson

Carrie Ann Gibson

Carrie Ann Gibson

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joshua R. Gibson and Carrie Ann Gibson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 20th day of March, 2026.

Tracey Trumphour

Notary Public:
My Commission Expires: 1.31.29

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Certificate of Authenticity

I, Joshua A. Terry, 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 3/20/26.

Affiant Signature – Joshua A. Terry

3/23/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 3/23/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27