Karen Johnson Davidson County
Batch# 1422884 DEEDWARR
05/20/2026 01:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20260520-0045597

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LLHI-39538-26

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of May, 2026.

NOTARY PUBLIC

My commission expires: 11/17/2027

JENNIFER GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES NOVEMBER 27, 2027

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward Gibson 802 Lawrence Street Old Hickory, TN 37138	Same address as new owner	044-15-0-137

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED EIGHTY THOUSAND AND 00/100 Dollars ($480,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MAXWELL SAINT NICHOLAS MCCABE AND EDITH JARA MCCABE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **EDWARD DANN GIBSON , A SINGLE MAN,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 271, Section A, Village of Old Hickory, of recorded in Book 1424, Page 68, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Maxwell Saint Nicholas McCabe and Edith Jara McCabe, husband and wife, by Warranty Deed from Adam B. Lewis and Kyla E. Lewis, husband and wife, dated September 11,2020, and recorded September 14, 2020, in Instrument No 20200914-0104525, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 802 Lawrence Street, Old Hickory, TN 37138

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 14 day of May, 2026

GRANTOR(S)

Maxwell Saint Nicholas McCabe

Edith Jara McCabe

STATE OF VIRGINIA
COUNTY OF Richmond

Personally appeared before me, a Notary Public, Maxwell Saint Nicholas McCabe and Edith Jara McCabe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 14 day of May, 2026.

Notary Public

Delrita Star Banks

Printed Notary Name

My commission expires: 11/30/2028

DELRITA STAR BANKS
NOTARY PUBLIC
REG. #7688513
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES NOVEMBER 30, 2028

Tennessee Certification of Electronic Document

I, Emilee Barrett, 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 5/14/26 (date of document).

Emilee Barrett
Affiant Signature

5/20/26
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 20th day of May 2026.

Notary's Signature

MY COMMISSION EXPIRES: 5.24.28

NOTARY'S SEAL

