Karen Johnson Davidson County
Batch# 1431667 DEEDWARR
06/10/2026 08:18:30 AM 6 pgs
Fees: $33.00 Taxes: $1,276.50
20260610-0052322

AFTER RECORDING RETURN TO:
Rocket Close LLC
662 Woodward Ave
Detroit, MI 48226

File No. 75912906
This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 053-16-0-113.00

**WARRANTY DEED**

THIS INDENTURE made and entered into on this 15th day of May, 2026, by and between **Gary R. Gibbs, a married person, and Jerry R. Gibbs, an unmarried person, as joint tenants in common,** residing at 311 Blue Ridge Dr, Old Hickory, TN 37138, hereinafter referred to as Grantor(s) and **Darbie Gibbs, a single person,** residing at 101 Lynn Lee Drive, Old Hickory, TN 37138, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of Three Hundred Forty Five Thousand and 00/100 Dollars ($345,000.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 101 Lynn Lee Drive, Old Hickory, TN 37138

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

Non-homestead property of Grantor or his spouse

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

**Gary R. Gibbs**

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Gary R. Gibbs** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Old Hickory, TN, this 15 day of May, 20 26

Notary Public

My Commission expires: 07/03/2028

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Jerry R. Gibbs

**Jerry R. Gibbs**

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Jerry R. Gibbs**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Old Hickory, TN, this 15 day of May, 2026.

Kimberly Kronick-Worrall

Notary Public

My Commission expires: 07/03/2028

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

## VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 345,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Print Name: Gary R Gibbs

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 15 day of May, 2026

Notary Public
My Commission Expires: 07/03/2028

Name and address for person(s) responsible for taxes:

Darbie Gibbs
101 Lynn Lee Drive, Nashville, TN 37138

Name and address of property owner:

Darbie Gibbs
101 Lynn Lee Drive, Nashville, TN 37138

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

**EXHIBIT A**
**LEGAL DESCRIPTION**

Tax Id Number(s): 053-16-0-113.00

Land situated in the County of Davidson in the State of TN

A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING LOT NO. 19 ON THE PLAN OF POLLY ACRES SUBDIVISION IN THE CITY OF LAKEWOOD, DAVIDSON COUNTY, TENNESSEE, AS OF RECORD IN PLAT BOOK 3700, PAGE 57, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 19 FRONTS 127.6 FEET ON THE SOUTHERLY SIDE OF RIFLE RANGE ROAD AND RUNS BACK BETWEEN LINES 141.3 FEET ON THE WESTERLY LINE AND 159.75 FEET ON THE EASTERLY TO THE DEAD LINE IN THE REAR UPON WHICH IT MEASURES 137 FEET THEREON.

Commonly known as: 101 Lynn Lee Dr, Old Hickory, TN 37138

Being the same property conveyed to Gary R. Gibbs and Jerry R. Gibbs, as joint tenants in common, by deed dated August 10, 2021 of record in Deed Instrument/Case No. 20210924-0128422, in the County Clerk's Office.

**Tennessee Certification of Electronic Document**

I, Sam Rider, 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 5/15/2026 (date of document).

Affiant Signature

May 18, 2026
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 18 day of May, 2026

Notary's Signature

MY COMMISSION EXPIRES: 6/29/2031

NOTARY'S SEAL

KELLY L SCOTT
My Commission Expires
June 29, 2031
County of Macomb
Acting in the County of Wayne

202606100052322