Karen Johnson Davidson County
Batch# 1456471 DEEDWARR
08/07/2026 10:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,777.85
20260807-0072886

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $480,500.00. Affiant Subscribed and sworn to before me, this the 4th day of August, 2026. Notary Public My commission expires:

JENNIFER L. PENNELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-29-2030

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Spenser Georgi	New Owner	092-04-0-298.00
914 Warren Street		
Nashville, TN 37208		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **GRANT GIBBS, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SPENSER GEORGI,** unmarried, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND 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 part of the C. M. Holt Mansion House Tract in C. M. Holt's Plan, as of record in Plat Book 21, Page 33, Register's Office for said County, being Lot No. 12 on the unrecorded plan of said property described according to a survey made by S. R. Sanford, Jr., August 14, 1947, as follows:

Beginning on the easterly margin of Warren, formerly Holt Street, 42 feet south of a 20 foot alley north of Holt Plan, said beginning point being the common corner of Lot Nos. 11 and 12; thence with the line between said lots, easterly 61 feet 6 inches to the westerly line of Lot No. 10; thence with the westerly line of said lot, southwardly 37 feet to the corner of Lot Nos. 12 and 13; thence with the line between said lots, westerly 61 feet 6 inches to the easterly margin of Warren Street; thence with the easterly margin of said Street, northwardly 37 feet to the point of beginning.

Being the same property conveyed to Grant Gibbs an unmarried man by Warranty Deed from Daniel Dean, married of record in Instrument No. 20191001-0099924 Register's Office for Davidson County, Tennessee, dated September 25, 2019 and recorded on October 01, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 914 Warren Street, Nashville, TN 37208, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 4th day of August, 2026.

Grant Gibbs

STATE OF ALABAMA
COUNTY OF BALDWIN

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Grant Gibbs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 3rd day of August, 2026.

Notary Public

My Commission Expires: 05-31-2027

STATE OF ALABAMA NOTARY PUBLIC

SHARON STAFFORD
My Commission Expires
May 31, 2027

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Aug 4, 26 (date of document).

Jennifer Pennell

Aug 5, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Aug 5, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal