Karen Johnson Davidson County
Batch# 857517 DEEDWARR
05/18/2022 09:50:30 AM 5 pgs
Fees: $28.00 Taxes: $2,849.00
20220518-0057259

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$770,000.00**

Subscribed and sworn to before me this 6 day of May, 2022.

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public **Affiant**

My Commission Expires: 12/03/2024

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Nizar Aldabet **6745 A Manus Road** **Murfreesboro, Tennessee 37127**	**Same as New Owner.**	**051-04-0-128.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **JAMES GATLING AND PAMELA GATLING, TRUSTEES OF THE GATLING FAMILY REVOCABLE TRUST UNDER AGREEMENT U/A/D MAY 15, 2018**, has this day bargained and sold, and does hereby transfer and convey unto the said **NIZAR ALDABET, A SINGLE PERSON**, the Grantee herein, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the South part of Lot No. 16, Block B, on the Revised Plan of Power & Roth's Madison Park Subdivision, as of record in Book 843, Page 7, Register's Office for said County, together with a portion of an abandoned roadway and shown on and described according to a survey made August 12, 1963 by Wm. Collier Parrish Associates, Civil Engineers, as follows:

Said part of Lot No. 16 and abandoned roadway fronts 55.1 feet on the Easterly side of Gallatin Road, as now widened and located and extends back between lines, 230.45 feet on the North line and 230.8 feet on the South line to a dead line in the rear on which it measures 54.3 feet.

Being the same property conveyed to James R. Gatling and wife, Pamela C. Gatling by Warranty Deed from Gayron C. Lytle, being one and the same as Moe Lytle of record in Instrument No. 20040817-0099433 Register's Office for Davidson County, Tennessee, dated August 04, 2004 and recorded on August 17, 2004.

Being the same property conveyed to James Gatling and Pamela Gatling, Trustees of the Gatling Family Revocable Trust under agreement u/a/d May 15, 2018 by Quitclaim Deed from James R. Gatling and wife, Pamela C. Gatling a/k/a Pamela A. Gatling of record in Instrument No. 20180612-0056233 Register's Office for Davidson County, Tennessee, dated June 07, 2018 and recorded on June 12, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 5th day of May, 2022.

THE GATLING FAMILY REVOCABLE TRUST UNDER AGREEMENT U/A/D MAY 15, 2018

James Gatling

JAMES GATLING, TRUSTEE

Pamela Gatling

PAMELA GATLING, TRUSTEE

STATE OF _____
COUNTY OF _____

Personally appeared before me, _____, a Notary Public in and for said County and State, **Pamela Gatling, Trustee of the Gatling Family Revocable Trust under agreement u/a/d May 15, 2018**, the within named Bargainor, 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 official seal at _____, _____, this the _____ day of May, 2022.

My Commission Expires: _____ _____
NOTARY PUBLIC

STATE OF _____
COUNTY OF _____ *See Attached (2)

Personally appeared before me, _____, a Notary Public in and for said County and State, **James Gatling, Trustee of the Gatling Family Revocable Trust under agreement u/a/d May 15, 2018**, the within named Bargainor, 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 official seal at _____, _____, this the _____ day of May, 2022.

My Commission Expires: _____ _____
NOTARY PUBLIC

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of EL DORADO)

On MAY 5th 2022 before me, JENNIFER M. WYNN, NOTARY PUBLIC,
Date *Here Insert Name and Title of the Officer*

personally appeared JAMES GATLING, TRUSTEE OF THE GATLING FAMILY
Name(s) of Signer(s)
REVOCABLE TRUST UNDER AGREEMENT U/A/D MAY 15, 2018,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

JENNIFER M. WYNN
Notary Public - California
El Dorado County
Commission # 2372874
My Comm. Expires Aug 29, 2025

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: WARRANTY DEED Document Date: 05/05/2022
Number of Pages: _____ Signer(s) Other Than Named Above: PAMELA GATLING

Capacity(ies) Claimed by Signer(s)

Signer's Name: JAMES GATLING	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☑ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☒ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of EL DORADO)

On MAY 5th 2022 before me, JENNIFER M. WYNN, NOTARY PUBLIC,
Date *Here Insert Name and Title of the Officer*

personally appeared PAMELA GATLING, TRUSTEE of the GATLING FAMILY
Name(s) of Signer(s)

REVOCABLE TRUST UNDER U/A/D MAY 15, 2018,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

JENNIFER M. WYNN
Notary Public - California
El Dorado County
Commission # 2372874
My Comm. Expires Aug 29, 2025

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: WARRANTY DEED Document Date: 05/05/2022
Number of Pages: 2 Signer(s) Other Than Named Above: JAMES GATLING

Capacity(ies) Claimed by Signer(s)

Signer's Name: PAMELA GATLING
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☒ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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CERTIFICATE OF AUTHENTICITY

I, **Russell E. Freeman**, 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 5/6/22 [DATE].

AFFIANT SIGNATURE

5/10/22

DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the 10 day of May, 2022.

Notary Signature
My Commission Expires: 7/22/25
[SEAL]

