BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1036781 DEEDWARR
08/10/2023 09 57 00 AM 2 pgs
Fees $13 00 Taxes $814 00

20230810-0062002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9th DAY OF AUGUST, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Michael John Farrell	Same as New Owner	
(NAME)	(NAME)	
4117 Hillsboro Pike, Ste 103-265		053-03-0358.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DEBRA L. GILPATRICK, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL JOHN FARRELL,** HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 79, Section "E", Village of Old Hickory, as shown on Revised plan recorded January 6, 1950, in Book 1424, Page 132, Register's Office for Davidson County, Tennessee; located on the Northeast corner of the intersection of Hadley Avenue and Ball Park Road, AND; Being part of Lot No 78, Section "E", Village of Old Hickory, as shown on the revised plan recorded January 6, 1950 in Plat Book 1424, Page 132, in the Register's Office for Davidson County, Tennessee; being the Southerly 38.5 feet of Lot No. 78. Excepting therefrom that portion of the above property lying within Lawrence Street as of record in Quarterly Court Minute Book E-1, Page 300, Metro Records Center, Davidson County, Tennessee.

Being the same property conveyed to Charles T. Gilpatrick, III, single man by Warranty deed from James R. Jones and Donald Larry Jones and Rita Gayle Schrader and Dorothy Jackson, heirs of the Estate of Vella B. Jones of record in Book 11007, page 775, Register's Office for Davidson County, Tennessee, dated July 02, 1998 and recorded on July 06, 1998 and as re-recorded on September 04, 1998 of record in Book 11101, Page 826.

Being the same property conveyed to Charles T. Gilpatrick, III, and wife, Debra L. Gilpatrick by Quitclaim deed from Charles T. Gilpatrick, III, spouse of Debra L. Gilpatrick of record in Instrument No. 20190913-0093224 Register's Office for Davidson County, Tennessee, dated September 13, 2019 and recorded on September 13, 2019. Charles T. Gilpatrick, III died on or about March 23, 2020 vesting title solely as Debra L. Gilpatrick as surviving tenant by the entirety.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1609 Hadley Avenue, Old Hickory, TN 37138
(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 GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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

Witness my hand this 9th day of August, 2023

Debra Gilpatrick

DEBRA GILPATRICK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Debra Gilpatrick, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of August, 2023

Commission expires 4/27/2025

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public