# WARRANTY DEED

SYDNEY GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

J-PG-23-8223

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 1-4-27
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 1078322 DEEDWAR
12/05/2023 10:27:46 AM 2 pg
Fees: $13.00 Taxes: $1,032.30

20231205-0093787

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | |
|---|---|---|
| **Van Cuong Dinh** | **AML Funding LLC dba Absolute Mortgage & Lending ISAOA/ATIMA** | |
| (NAME) | (NAME) | **075-10-0-081.00** |
| **8223 Gordon Lane** | **4230 Lyndon B Johnson Fwy Ste 626** | |
| (ADDRESS) | (ADDRESS) | |
| **Hermitage, TN 37076** | **Dallas, TX 75244** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THE PAULINE MARGARET GILLSON IRREVOCABLE TRUST UTA DATED FEBRUARY 6, 2023,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **VAN CUONG DINH, A MARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 131 on the Plan of Hermitage Estates, as of record in Book 3300, Pages 70 and 71, Register's Office for said County.

Said Lot fronts 75 feet on the west side of Gordon Lane and runs back 188.6 feet on the northerly line and 165 feet on tire southerly line to a dead line in the rear on which it measures 102.32 feet. To which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Malcolm W. Gillson and wife, Pauline M. Gillson by Warranty deed from James F. Snapp and wife, Adah T. Snapp of record in Book 5018, page 924, Register's Office for Davidson County, Tennessee, dated April 16, 1976 and recorded on April 27, 1976. (Value or consideration shown in aforementioned deed $29,500.0.)

Said Malcolm William George Gillson became divested and said Pauline Margaret Gillson became solely vested by way of that Final Decree of Divorce filed in Docket No. 88D456, Chancery Court of Davidson County, Tennessee.

Being the same property conveyed to The Pauline Margaret Gillson Revocable Trust UTA dated February 6, 2023, Pauline Margaret Gillson, Trustee by Quitclaim deed from Pauline Margaret Gillson of record in Instrument No. 20230209-0009415 Register's Office for Davidson County, Tennessee, dated February 06, 2023 and recorded on February 09, 2023. (Value of consideration shown in aforementioned deed $0.00.)

Said Pauline Margaret Gillson died April 28, 2023.

Being the same property conveyed to Malcolm W. Gillson and wife, Pauline M. Gillson by Warranty deed from James F. Snapp and wife, Adah T. Snapp of record in Book 5018, page 924, Register's Office for Davidson County, Tennessee, dated April 16, 1976 and recorded on April 27, 1976.

Subsequently Pauline M. Gillson (a.k.a. Pauline Margaret Gillson) and Malcolm W. Gillson (a.k.a. Malcolm William George Gillson) divorced, and pursuant to Final Decree and Marital Dissolution Agreement entered March 29, 1988, Docket #88D456, Probate Court 20th District Davidson County, Tennessee, subject property was divested from Malcolm W. Gillson and solely vested in Pauline M. Gillson. Said Final Decree and Marital Dissolution Agreement of record in Book 7521, Page 736, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The Pauline Margaret Gillson Revocable Trust UTA dated February 6, 2023, Pauline Margaret Gillson, Trustee by Quitclaim deed from Pauline Margaret Gillson of record in

Instrument No. 20230209-0009415 Register's Office for Davidson County, Tennessee, dated February 06, 2023 and recorded on February 09, 2023.

The said Pauline Margaret Gillson died April 28, 2023.

This conveyance is subject to:
- Taxes for the year 2023, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 3300, Page 70 and 71, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3403, Page 556, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8223 Gordon Lane, Hermitage, Tennessee 37076**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 1st DAY OF DECEMBER, 2023.

The Pauline Margaret Gillson Irrevocable Trust UTA dated February 6, 2023

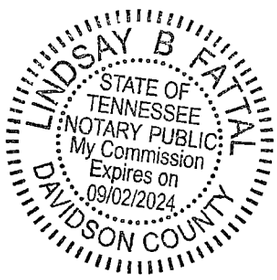
BY: Claudia Richardson, Trustee
Claudia Richardson
Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CLAUDIA RICHARDSON, SUCCESSOR TRUSTEE of THE PAULINE MARGARET GILLSON IRREVOCABLE TRUST UTA DATED FEBRUARY 6, 2023, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 1st of December, 2023.

Lindsay B. Fattal
Notary Public
My Commission Expires: _____
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212