Prepared By & Return To:
Southern Title, LLC
383 East Main Street, Ste 110
Hendersonville, TN 37075
24-0181

KILEE THORNTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $497,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 8th day of August, 2024

Notary Public

Commission Expires: 8/8/2027

Address of New Owner	Send Tax Bills To:	Map & Parcel
Haley Holston 4008 Kennedy Avenue Nashville, TN 37216	Lower, LLC 5950 Symphony Woods Rd, Ste 301 Columbia, MD 21044	061-16-0-240.00

Karen Johnson Davidson County
Batch# 1168772 DEEDWARR
08/13/2024 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,838.90
20240813-0061576

WARRANTY DEED

FOR AND IN 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, I/WE,

John W. Gilman and Tina M. Gilman, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Haley Holston, unmarried woman

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 the Southerly 60 feet of Lot Nos. 40 and 42 on the Map of Kennedy and Graves Subdivision of Block C & D of Monte Vista, of record in Plat Book 843, Page 14, in the Register's Office for Davidson County, Tennessee.

Said part of said lots front 60 feet on the East side of Kennedy Avenue, as now located, and run back between parallel lines 226.2 feet to a dead line in the rear.

BEING the same property conveyed to John W. Gilman and Tina M. Gilman, husband and wife, by Warranty Deed from Carrie Ann Gibson and Joshua Ryan Gibson, wife and husband, dated 7/2/2018 and recorded 7/3/2018 in Instrument No. 20180703-0064534, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4008 Kennedy Avenue Nashville, TN 37216

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

Dated this the 8th day of August, 2024.

John W. Gilman

John W. Gilman

Tina M. Gilman

Tina M. Gilman

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **John W. Gilman and Tina M. Gilman** 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 Hendersonville, Tennessee this 8th day of August, 2024.

KIM GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
(Notary Seal)
COUNTY OF SUMNER

Kim Graves

Notary Public
My Commission Expires: 8-20-24

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Adde Dilworth, 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 **August 8, 2024**.

Date

Affiant Signature

August 8, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **8** day of **August**, 20**24**.

Notary's Signature

My Commission Expires: 05-05-2025
Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025