Name and Address of New Owner:
Theodore Gill
1509 Trailwood Court
Nashville, TN 37214

Send Tax Bills To:
New Owners

Karen Johnson Davidson County
Batch# 1173022 DEEDWARR
08/21/2024 02:14:30 PM 4 pgs
Fees: $23.00 Taxes: $1,258.00
20240821-0064351

This Instrument Prepared By:
R. Houston Akin, Attorney
Mockingbird Title & Escrow Services, LLC
615 Main Street, Suite B25
Nashville, TN 37206

Map & Parcel No: 108 12 0 241.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **David Ainsworth, and Angela Ainsworth**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **T. Nicholas Gill V, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, State of Tennessee, being Lot No. 94 on the Plan of TRAILWOOD, SECTION 5 of record in Plat Book 6900, Pages 477-479, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to Angela Ainsworth and David Ainsworth, Husband and Wife, by Warranty Deed from Kay M. Barker, Unmarried, of record in Instrument No. 20130108-0002436, in the Register's Office of Davidson County, Tennessee, dated December 19, 2012, and recorded on January 08, 2013. Angela Ainsworth and David Ainsworth having since divorced, both are now unmarried. See the matter of Angela Minor Ainsworth v. David Bradley Ainsworth, Docket No: 22D-635, Fourth Circuit Court for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 7th day of August, 2024.

_____ (SEAL)
David Ainsworth

_____ (SEAL)
Angela Ainsworth

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of August, 2024, before me personally appeared David Ainsworth and Angela Ainsworth, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of August, 2024.

R. HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
Notary Signature
My commission expires: 5/9/26

AFFIDAVIT OF VALUE

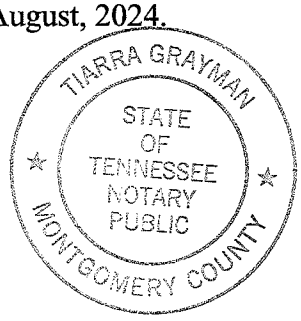
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $340,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 7th day of August, 2024.

Notary Signature
My commission expires: 10/10/2024



Certificate of Authenticity

I, Joshua A. Terry, 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 8/7/24.

Affiant Signature – Joshua A. Terry

8/20/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/20/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27