Karen Johnson Davidson County
Batch# 1212888 DEEDWARR
12/05/2024 01:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20241205-0094592

WARRANTY DEED

EMILEE BARRETT
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

File No. MM-24-8216

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of December, 2024

Notary Public

MY COMMISSION EXPIRES: 6/22/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lawrence Walker	New Owner	
(NAME) 1211 Timber Valley Drive	(NAME)	108-12-304.00
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(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, I/we, **Ferron D. Gullick and Sandra R. Gullick, Trustees of The Gullick Family Revocable Living Trust, Dated May 6, 2011 and Restated and Amended April 8, 2019,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lawrence Walker, unmarried man**, HEREINAFTER CALLED THE GRANTEE, 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. 45- B ON THE PLAN OF EASTLAKE, SECTION 4, AS OF RECORD IN PLAT BOOK 5800, PAGE 245, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BEING AMENDED BY PLAT OF LOT 45 - EAST LAKE, SECTION 4, AS SHOWN OF RECORD IN PLAT BOOK 8250, PAGE 667, SAID REGISTER'S OFFICE, TO WHICH PLANS REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

Being the same property conveyed to Ferron Dowell Gullick and Sandra Ruth Gullick, husband and wife by deed from Cynthia M. Wrenne, unmarried, dated November 15, 2018, recorded November 16, 2018, of record in Instrument No. 20181116-0113310, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ferron D Gullick and Sandra R Gullick, Trustees of The Gullick Family Revocable living Trust Dated May 6/2011 and Restated and Amended April 8, 2019, by deed dated April 23, 201 9 of record in Deed Instrument/Case No. 20190423-0037400, in the County Clerk's Office.

Being the same property conveyed to Ferron D. Gullick and Sandra R. Gullick, husband and wife, by deed dated December 1 , 2021 of record in Instrument/Case No. 202201130004822 in the Office of the Davidson County Register of Deeds.

Being the same property conveyed to Ferron D. Gullick and Sandra R. Gullick, Trustees of The Gullick Family Revocable Living Trust, Dated May 6, 2011 and Restated and Amended April 8, 2019 by QUITCLAIM deed from Ferron D. Gullick and Sandra R. Gullick, husband and wife of record in Instrument No.

20220217-0018355 Register's Office for Davidson County, Tennessee, dated 12/1/2021 and recorded on 2/17/2022.

This is property more commonly known as 1211 Timber Valley Drive, Nashville, TN 37214.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 3rd day of December, 2024.

The Gullick Family Revocable Living Trust,
Dated May 6, 2011 and Restated and
Amended April 8, 2019

By: Ferron D. Gullick, Trustee

By: Sandra R. Gullick, Trustee

STATE OF ARIZONA
COUNTY OF MARICOPA

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Ferron D. Gullick and Sandra R. Gullick, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the Trustees of The Gullick Family Revocable Living Trust, Dated May 6, 2011 and Restated and Amended April 8, 2019, the within named bargainor, and that he/she as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself/herself as Trustee.

Witness my hand, at office, this 3rd day of December, 2024.

Notary Signature
My commission expires: March 31, 2028

OFFICIAL SEAL
LAURA O'CONNOR
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
COMM# 566061
My Comm. Expires March 31, 2028

Please Return to:
Ma[illegible] Title & Escrow
[illegible] Street
[illegible]

202412050094592

Tennessee Certification of Electronic Document

I, Megan Millsap, 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 **Dec. 3, 2024** (date of document).

Affiant Signature

Dec. 5, 2024

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **5th** day of **December**, 2**024**.

Emilee Barrett

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY'S SEAL

EMILEE BARRETT
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

202412050094592