WARRANTY DEED

Karen Johnson Davidson County
Batch# 1254100 DEEDWARR
03/31/2025 11:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20250331-0024043

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Rachel K. Wilbee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MARCH, 2025.

Notary Public

MY COMMISSION EXPIRES: 9/19/28
(AFFIX SEAL)

Jameson B Baldwin STATE OF TENNESSEE NOTARY PUBLIC County of Williamson

G-MSRE-25-4801

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Deysi M. Rosales Gutierrez	SAME AS NEW OWNER	
(NAME)	(NAME)	**032-09-0-052.00**
4801 Indian Summer Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **AMANDA DAVIDSON GAMMONS, A MARRIED WOMAN, AND AND CAROL LEE MORRIS, A MARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DEYSI M. ROSALES GUTIERREZ, AN UNMARRIED WOMAN,** 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. 133 on the Plan of First Revision, Section One, Quail Ridge of record in Plat Book 6900, Page 300, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Richard A. Davidson and wife, Patti J. Davidson by Warranty Deed from Gene E. Tidwell and wife, Bobbie J. Tidwell of record in Book 9150, page 535, Register's Office for Davidson County, Tennessee, dated November 05, 1993 and recorded on November 12, 1993.

Patti J. Davidson died on or about December 9, 2021, leaving Richard A. Davidson as the surviving tenant by the entirety.

The said Richard A. Davidson having since died intestate on January 5, 2023 leaving Carol Lee Morris and Amanda Davidson Gammons as heirs at law as evidenced by Affidavits of Heirship recorded simultaneously herewith in Instrument Nos. 202503310024040 202503310024041—202503310024042 Register's Office for Davidson County, Tennessee.

The above referenced property has never been the principal marital residence of the grantors.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 300, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6969, Page 70, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 7416, Page 221, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4801 Indian Summer Drive, Nashville, Tennessee 37207**.

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 28 DAY OF MARCH, 2025.

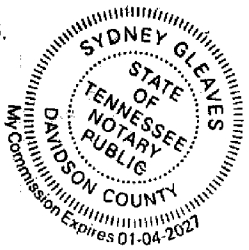
Amanda Davidson Gammons
Amanda Davidson Gammons

Carol Lee Morris
Carol Lee Morris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 28th of March, 2025.



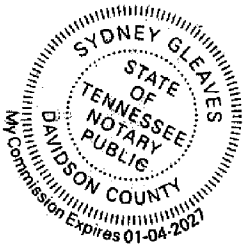
Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 28th of March, 2025.

Notary Public
My Commission Expires: _____
(SEAL)



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

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 March 28, 25 _ (date of document).

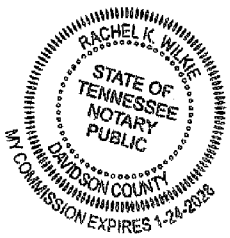
March 31, 25
Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this March 31, 2025.

Notary's Signature

My Commission Expires: _____



Notary's Seal