Karen Johnson Davidson County
Batch# 1257989 DEEDWARR
04/11/2025 12:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,868.50
20250411-0027315

WARRANTY DEED

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $505,000.00.

Affiant

Subscribed and sworn to me on 04/03/25.

NOTARY PUBLIC

My Commission Expires: 6/22/26

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Gwendolynn A. Defouw Jesse Watson Ross 108 Sandia Peak Ct. Antioch, TN 37013	New Owner	135 14 0A 184.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Aryn Quinn, unmarried, and Justin Gild, unmarried, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Gwendolynn A. Defouw , an unmarried woman and Jesse Watson Ross, an unmarried man, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 184 ON THE PLAT OF FINAL PLAT - PHASE FOUR, PINNACLE POINT SUBDIVISION, OF RECORD IN BOOK 6900, PAGE 524, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JUSTIN MICAH GILD, UNMARRIED, AND DAVID CARL GILD, A MARRIED MAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP BY WARRANTY DEED FROM ARON Z. MEBRAHTU, A SINGLE MAN, OF RECORD IN INSTRUMENT NO. 20210409-0047296, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 6, 2021 AND RECORDED ON APRIL 9, 2021. DAVID CARL GILD HAVING SINCE DIED ON OR ABOUT AUGUST 25, 2023.

FURTHER BEING THE SAME PROPERTY CONVEYED TO JUSTIN GILD AND ARYN QUINN BY QUITCLAIM DEED FROM JUSTIN GILD, OF RECORD IN INSTRUMENT NO. 20240628-0049007, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 28, 2024 AND RECORDED ON JUNE 28, 2024.

Justin Gild and Justin Micah Gild are one and the same person.

This is improved property known as 108 Sandia Peak Ct., Antioch, Tennessee 37013.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and

GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 hand and official seal on 04/ 2 /25.

Aryn Quinn

Aryn Quinn

STATE OF Florida
COUNTY OF Pasco

On 04/ 02 /25, before me personally appeared Aryn Quinn to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.
identified by a New York driver license.
Witness my hand and official seal on 04/ 02 /25.

JACK W KOCH
Notary Public - State of Florida
Commission # HH563871
Expires on September 30, 2028

NOTARY PUBLIC Jack W Koch

My Commission Expires: 09/30/2028

Notarized remotely online using communication technology via Proof.

Witness my hand and official seal on 04/ 02 /25.

Justin Gild

Justin Gild

Mohamud Aden
REGISTRATION NUMBER
7898118
COMMISSION EXPIRES
March 31, 2026

STATE OF Virginia
COUNTY OF City of Alexandria

On 04/ 02 /25, before me personally appeared Justin Gild, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on 04/ 02 /25.

Mohamud Aden 7898118

NOTARY PUBLIC Electronic Notary Public

Notarized remotely online using communication technology via Proof.

My Commission Expires: 03/31/2026

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 4/7/25 (date of document).

Affiant Signature

4/9/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9th day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
NOTARY SEAL
COUNTY OF WILLIAMSON