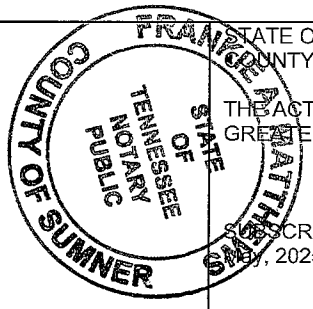
WARRANTY DEED



STATE OF Tennessee
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $820,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th day of May, 2025 .

Notary Public

My Commission Expires: 1-26-28

Karen Johnson Davidson County
Batch# 1273954 DEEDWARR
05/16/2025 06:35:30 AM 3 pgs
Fees: $18.00 Taxes: $3,034.00
20250516-0038494

THIS INSTRUMENT WAS PREPARED BY:
Title Escrow of Robertson County, Inc. 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBERS:
Stephen Blake Gillum and Amanda Gillum	FirstBank C/O Shellpoint Mortgage Servicing	062-09-0-009
3629 Brush Hill Road	P.O. Box 7050	
Nashville, TN 37216	Troy, MI 48007-7050	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Gary W. Temple, Administrator C.T.A. of the Estate of Laverne T. Childress, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Stephen Blake Gillum and Amanda Gillum, husband and wife, 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 North 60 foot front and 31 feet rear of Lot No. 5 and the South 80 feet front and 89 feet rear of Lot No. 6 on the Map showing the Subdivision of Lot no. 30, Riverwood, as of record in Book 843, page 28, Register's Office for said County and described as follows:

Beginning on the westerly margin of Brush Hill Road at a point 109.75 feet south of the southerly margin of Plymouth Avenue, extended; thence westwardly 275 feet to a point, 100 feet south of the southerly margin of Plymouth Avenue; thence southwardly 120 feet to a point, 31 feet south of the southwest corner of Lot No. 6; thence eastwardly 312 feet more or less to the westerly margin of Brush Hill Road; thence with said Road, northwardly 140 feet to the beginning.

Being the same property conveyed to Laverne T. Wright by Deed from Robert F. Koehler and wife, Donna P. Koehler, dated 4/24/1985 and filed for record in Book 6540, Page 744, Register's Office for Davidson County, Tennessee.

Laverne T. Childress died testate on 7/22/23. Gary W. Temple was appointed Administrator C.T.A. by Order to Remove Executor and Appoint Administrator C.T.A. and for Real Property to Be Sold by Estate, Docket No. 23P-1775. Circuit Court for Davidson County, Tennessee Probate Division.

Laverne T. Wright and Laverne T. Childress are one and the same person.

This conveyance is subject to the following:

Subject to any and all easements and minimum building setback lines of record.

Taxes for the year 2025 are a lien, not yet due and payable and subsequent years.

Subject to all matters as shown on plat of record in Plat Book 843, Page 28, said Register's Office.

This is unimproved X improved property, known as 3629 Brush Hill Road, 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 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 hand this 15th day of May, 2025.

The Estate of Laverne T. Childress

By: _____
Gary W. Temple, Administrator C.T.A. Adm. C.T.A.

STATE OF TENNESSEE
COUNTY OF ROBERTSON

On this 15th day of May, 2025, before me personally appeared Gary W. Temple, Administrator C.T.A. of The Estate of Laverne T. Childress, 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 15th day of May, 2025.

_____
Notary Signature
My commission expires: 1-24-28

FRANKIE A. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Certificate of Authenticity

I, Kathy Lee, 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 5/15/25.

Date

Affiant Signature

5/15/25

Date

State of TENNESSEE
County of ROBERTSON

Sworn to and subscribed before me this 15th day of May, 2025.

Notary's Signature

My Commission Expires: 5-20-25

Date

Notary's Seal (if on paper)

PAM S ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON