# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1285254 DEEDWARR
06/17/2025 11:37:30 AM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20250617-0047526

File No. ML-25-10254

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $699,999.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of June, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ALLI PINKSTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2029

**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 NUMBER |
|---|---|---|
| Robert H. Christenberry, Trustee of Bullet Trust, dated June 16, 2025 | New Owner | |
| (NAME) | (NAME) | 160-03-0-058.00 |
| 5191 Regent Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37220 | | |
| (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, **Bethany Christenberry F.K.A Bethany Gillem, Married** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert H. Christenberry, Trustee of Bullet Trust, dated June 16, 2025**, 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. 239 on the Plan of Haileywood Estates, Section 8B of record in Plat Book 2854, Page 148, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Said Lot No. 239 fronts 91 feet on the West line and 196.5 feet on the East line to a dead line on which it measures 128 feet.**

**Being the same property conveyed to Bethany Gillem, unmarried by Warranty Deed from Jane Gillem Hickman, married and Thomas R. Gillem, married of record in Instrument No. 20191125-0121533 Register's Office for Davidson County, Tennessee, dated November 22, 2019 and recorded on November 25, 2019.**

**Bethany Gillem having since married and is now known as Bethany Christenberry. Robert Stedman Christenberry joins in this conveyance to convey any interest he may have in the subject property as the spouse of Bethany Christenberry.**

**This is property more commonly known as 5191 Regent Drive, Nashville, TN 37220.**

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 16th day of June, 2025.

Bethany Christenberry

Robert Stedman Christenberry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of June, 2025, before me personally appeared Bethany Christenberry and Robert Stedman Christenberry, 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 16th day of June, 2025.

Notary Signature
My commission expires: 3.2.27

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

Certificate of Authenticity

I, Mary Kathryne Lawson, 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 **June 17, 2025**.

Date

Affiant Signature

**June 17, 2025**

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **17th** day of **June**, 20**25**.

Notary's Signature

ADELANDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)