Karen Johnson Davidson County
Batch# 1289056 DEEDWARR
06/24/2025 08:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20250624-0049401

WARRANTY DEED

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

STATE OF TN
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Jennifer Bussell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23 DAY OF June, 2025.

Notary Public

MY COMMISSION EXPIRES. 10/24/2028
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gabriel Jalbert	New Owner	
(NAME)	(NAME)	08510001500
216 Belding Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, **J Bryan Gullette Jr., Cathy Edmundson, Michael Thomas Griffin, and Alan Gullette** , HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gabriel Jalbert,** Unmarried , HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 3rd Civil District of Davidson County, Tennessee, as shown on a survey by John B. Hohl, III, dated March 26, 1974 and described as follows:

Beginning at a point in the southwest margin of Belding Drive at the Northeast corner of the herein described tract, then South 50° 10' West 447.0 feet to point, thence South 53° 52' East 114.9 feet to a point, thence South 64° 45' West 240 feet more or less to a point, thence North 21° 22' West 65 feet more or less to a point, thence North 69° 57' West 104.2 feet to a point; thence North 49° 12' East 404.35 feet to a point, thence North 53° 47' East 286.0 feet to a point in the southwest margin of Belding Drive, thence with said drive South 26° 29' East 64.4 feet to a concrete monument in said drive, thence continuing 48.4 feet to the point of beginning.

Being the same property conveyed to Alan Gullette, Cathy Edmundson, J. Bryan Gullett, Jr and Michael Thomas Griffin, as tenants in common with full rights of survivorship, by virtue of that certain Quit Claim Deed dated December 18, 2018, and being of record at Instrument No. 20181227-0125586, dated December 21, 2018 at Instrument No. 20190107-0001504 and dated March 22, 2019 at Instrument No. 20190322-0026408 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Cathy Edmundson and J. Bryan Gullette, Jr. by virtue of Affideavit of Heirship Deed dated November 29, 2018 at Instrument No. 20181129-0116475 in the said Register's Office.

Being the same property previously conveyed to J.B. Gullette and Linda G. Gullette, as tenants in common by virtue of Quit Claim Deed dated October 19, 2012 at Instrument No. 20121115-0105321 in the said Register's Office. J.B. Gullette pre-deceased Linda G. Gullette on/or about October 15, 2018. Linda G. Gullette having passed on/or about January 17, 2024 of record as small estate at Probate Court Docket No. 24P763.

Being the same property previously conveyed to J.B. Gullette and wife, Linda G. Gullette by virtue of Warranty Deed dated April 1, 1974 at Book 4802, Page 299 in the said Register's Office.

Seller warrants that this property is not their primary residence, and that said property has been used for investment purposes only.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded located at The Register of Deed's Office for Davidson County, Tennessee and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 216 Belding Dr. Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 11th day of June, 2025.

J Bryan Gullette Jr.

Cathy Edmundson

Michael Thomas Griffin

Alan Gullette

STATE OF Tennessee
COUNTY OF Rutherford

Appeared via audio/video communication before me, the undersigned authority, a Notary Public for said county and State, **J Bryan Gullette Jr., Cathy Edmundson, Michael Thomas Griffin, and Alan Gullette** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 11th day of June, 2025.

Notary Public

My Commission Expires: 05/16/2027

Notarized online using audio-video communication

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Online Notary Public
My Commission Expires
May 16, 2027

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 6/11/2025 (date of document).

Jennifer Russell
Affiant Signature

6/23/2025
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 23 day of June 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

