STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Da Nita Land
Affiant

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

Brittany L. Jones
Notary Public
MY COMMISSION EXPIRES: 06/19/2026
File No. 25-23648

BRITTANY L. JONES STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/19/2026 SUMNER COUNTY

Karen Johnson Davidson County
Batch# 1298403 DEEDWARR
07/17/2025 10:19:30 AM 3 pgs
Fees: $18.00 Taxes: $777.00
20250717-0056439

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Eric S. Radley and Callie B. Radley (NAME)	Same as New Owner (NAME)	41-16-24
613 Jefferson Drive (STREET ADDRESS)	(STREET ADDRESS)	
Mt. Juliet, TN 37122 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Holly Ann Lewis, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eric S. Radley and Callie B. Radley, 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 Lot No. 131 on the Plan of Bellshire Estates, Section V, of record in Book 2133, page 114, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property previously conveyed to Holly A. Gilbert and Robert Wayne Gilbert, Jr. wife and husband by Warranty Deed from The Estate of Margaret F. Pierce, dated September 18, 2009, Instrument Number 20091012-0094577, in the Register's Office of Davidson County, Tennessee.

Further, Being the same property conveyed to Holly Ann Gilbert, unmarried by Final Divorce Decree dated November 16, 2023 from Robert Wayne Gilbert, recorded November 22, 2023, in Instrument Number 20231122-0090964, in the Register's Office of Davidson County, Tennessee.

The said Holly Ann Gilbert is now known as Holly Ann Lewis.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2024 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1112 Tuckahoe Drive, Nashville, TN 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 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. Whenever 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 15th day of July, 2025.

Holly Ann Lewis

STATE OF Georgia
COUNTY OF Jenkins

On this 15th day of July, 2025, before me personally appeared Holly Ann Lewis, 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 July, 2025.

Notary Signature
My commission expires: 6/11/2028

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

JONATHAN JONES NOTARY EXPIRES GEORGIA 06-11-2028 PUBLIC RICHMOND COUNTY

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 07/15/2025 (date of document).

Affiant Signature

07/15/2025

Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 15 day of July, 20 25.

Notary's Signature

My Commission Expires: 11/30/29

Notary's Seal

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

202507170056439