Name and Address of New Owner:
R. Dennis Gill and Ana Maria Gill
912 Falling Water Ct.
Nashville, TN 37221

Karen Johnson Davidson County
Batch# 1315595 DEEDWARR
08/28/2025 10:04:30 AM 4 pgs
Fees: $23.00 Taxes: $2,368.00
20250828-0068890

Send Tax Bills To:
R. Dennis Gill and Ana Maria Gill
912 Falling Water Ct.
Nashville, TN 37221

This Instrument Prepared By:
Cathy Edley
One Real Closing Services, LLC DBA One Real Title
350 Lincoln Road
Floor 2 Suite 351
Miami Beach, FL 33139

Map & Parcel No: 126-16-0A-487-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Irene Whitley, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **R. Dennis Gill and Ana Maria Gill, a married couple,** "the Grantees," the following described real estate in Davidson County, Tennessee:

ALL that certain lot, parcel or tract of land, situate and lying in the City of Nashville, County of Davidson, State of Tennessee, and being more particularly described as follows:

LAND in Davidson County, TN, Being Lot No. 164, on the Plan of Final Plat of Riverwalk, Phase 2-D, of record in Instrument No. 20041020-0126324 as corrected in Instrument No. 20041109-0135316, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Irene Whitley, unmarried, by Warranty Deed from Gary A. Whitley and Irene Shneyderov, n/k/a Irene Whitley, dated February 23, 2022, and recorded March 17, 2022, of record in Book 20220317, Page 31266, Register's Office for Davidson County, Tennessee.

Said property is commonly known as: 912 Falling Water Court, Nashville, TN 37221

Parcel ID: 126-16-0A-487-00
The property address and/or tax parcel identification number shown herein are provided solely for informational purposes, without warranty as to accuracy or completeness, and are not hereby insured.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26th day of August, 2025.

Irene Whitley (SEAL)
Irene Whitley

STATE OF TENNESSEE
COUNTY OF Davidson

On this 26th day of August, 2025, before me personally appeared Irene Whitley, 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 26th day of August, 2025.

Tressie M Lewis
Notary Signature
My commission expires: 11/08/2028

TRESSIE M LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $640,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Irene Whitley
Affiant

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn to and subscribed before me this 26th day of August, 2025.

Tressie M Lewis
Notary Signature
My commission expires: 11/08/2028

TRESSIE M LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Dakotah Harvey do hereby make oath that I am a licensed attorney and/or 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 8/27/2025.

Dakotah Harvey
Affiant
Date: 8/28/2025

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 28 day of Aug., 2025.

Kayla Adams
Notary Public

KAYLA ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-28-2028

My Commission Expires: _____