Karen Johnson
Batch # 1321738
09/15/2025 10:37:56 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDWARRSP
3 pgs
20250915-0073295

This Instrument Prepared By:
John M. McDonald
Evans, Jones & Reynolds, P.C.
710 Truist Plaza
401 Commerce Street
Nashville, TN 37219

SPECIAL WARRANTY DEED

Address of New Owner:	Send Tax Bill To:	Map/Parcel Number:
William Paul Gilbert and Sydney Lauren Gilbert 5025 Hillsboro Pike, 12-D Nashville, TN 37215	**Same as Owner**	131 01 0D 080

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representations as to the title of the property described herein.

FOR AND IN CONSIDERATION of $1.00, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Sydney Lauren Gilbert**, as Personal Representative of **The Estate of Sandra Dew Gilbert**, as Grantor, by these presents does hereby quitclaim and convey unto **William Paul Gilbert and Sydney Lauren Gilbert** equal one-half undivided interests as Grantees, all of Grantor's right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, more fully described in Exhibit "A" attached hereto and incorporated fully by reference.

TO HAVE AND TO HOLD and Grantor does covenant with Grantees that Grantor is well seized of the property, that Grantor has good right and title to convey the property. Grantor covenants that Grantor will forever warrant and defend the title against the lawful claims of all persons claiming, through or under Grantor but not further or otherwise.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises which may be of record or otherwise.

This conveyance is of unimproved property known as 5025 Hillsboro Pike, 12-D, Nashville, TN 37215.

IN WITNESS WHEREOF I have hereunto set my hand and seal on this 12th day of September, 2025.

GRANTOR:

THE ESTATE OF SANDRA DEW GILBERT

By: _____
Sydney Lauren Gilbert
Its: Personal Representative

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Alison Altshuler, a Notary Public in and for said County, **Sydney Lauren Gilbert, as** Personal Representative **of The The Estate of Sandra Dew Gilbert,** with whom I am personally acquainted (or proved to me on satisfactory basis) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of September, 2025.

_____
Notary Public

ALISON ALTSHULER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-2029

My Commission Expires: 1-22-2029

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This conveyance is exempt from the payment of the privilege tax pursuant to Section 67-4-409(a)(1)(C)(iv), Tennessee Code Annotated.

_____
Sydney Lauren Gilbert, Trustee

Subscribed and sworn to before me, this 12th day of September, 2025.

_____
Notary Public

ALISON ALTSHULER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-2029

My Commission Expires: 1-22-2029

EXHIBIT "A"

LAND BEING DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee being unit 80, also known as Apartment No. 12-D, on the Plan of Georgetown Condominium Apartments of record in Book 5200, page 4, Register's office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Sandra D. Gilbert (being one and the same as Sandra Dew Gilbert, from Michael Ryan Burns, by Deed dated August 6, 2021 of record as Instrument No. 20210810-0107986 in the Register's Office for Davidson County, Tennessee, the said Sandra D. Gilbert having died on March 8, 2025 and Sydney Lauren Gilbert, being appointed as the Personal Representative of the decedent's estate by Order of the Davidson County Probate Court, Docket No. 25P778 .