Karen Johnson Davidson County
Batch# 1324107 DEEDWARR
09/18/2025 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20250918-0074738

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $1,200,000.00.

Affiant

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn before me this the 18th day of September, 2025.

Notary Public
My commission expires: 3-20-28

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Cason Hayes	New Owner	132-11-0-006.00
1314 Ridge Circle		
Joelton, TN 37080		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, RONALD GIBSON AND DIXIE GIBSON, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CASON HAYES, A MARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Southmeade, as of record in Plat Book 1835, Pages 118 and 119, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Evelyn L. Filson and Dixie L. Filson, by Warranty Deed from Mary Carell Martin, a widow, dated 08/30/1978 and recorded 08/30/1978 in Book 5331, Page 735, in the Register's Office of Davidson County, Tennessee.

The said Evelyn L. Filson, also known as Evelyn Louise Daimwood Filson, having since died testate on November 21, 2006, and her estate was probated under Case No. 06P2051, in the Probate Court for Davidson County, Tennessee. By her Last Will and Testament, she devised her estate to her daughters, Evelyn Filson Henderson and Dixie Lynn Filson, also known as Dixie Filson Gibson, and appointed them Executors of her Estate.

The said Evelyn Henderson and Dixie Gibson, Co-Executors, having further conveyed one-half of the decedent's one-half interest to Dixie Gibson by Co-Executor's Quitclaim Deed dated 10/10/2007 and recorded 10/11/2007 in Instrument No. 20071011-0120980, and one-half of the decedent's one-half interest to Evelyn Henderson, by Co-Executor's Quitclaim Deed dated 10/10/2007 and recorded 10/11/2007 in Instrument No. 20071011-0120981, said Register's Office.

The said Evelyn Henderson having subsequently conveyed her interest in subject property to Dixie Gibson by Quitclaim Deed dated 10/10/2007 and recorded 10/11/2007 in Instrument No. 20071011-0120982, said Register's Office.

The said Dixie L. Filson is one and the same person as Dixie Gibson.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 736 Omandale Dr., Nashville, TN 37204.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 18th day of September, 2025.

Ronald M. Gibson
Ronald Gibson

Dixie L. Gibson
Dixie Gibson

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ronald Gibson and Dixie Gibson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of September, 2025.

My commission expires: 6/14/2026

Notary Public



Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 9-18-25 (date of document).

Affiant Signature

9-18-25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18 day of Sept., 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

