WARRANTY DEED

Karen Johnson Davidson County
Batch# 1324310 DEEDWARR
09/19/2025 11:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20250919-0075032

File No. CR-25-8900

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of September, 2025

Notary Public

MY COMMISSION EXPIRES: 12-19-28
(AFFIX SEAL)

APRIL SUMRULD
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
McKayla Davis and Gabrielle Smedley	Legacy Home Loans, LLC dba Steadfast Mortgage	
(NAME)	(NAME)	064 11 0A 018.00
401 North Cameron Court	408 Highway 76	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	White House, TN 37188	
(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, I/we, **Francie Loraine Gosslee, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **McKayla Davis, an unmarried woman and Gabrielle Smedley, an unmarried woman, as joint tenants with right of survivorship**, HEREINAFTER CALLED THE GRANTEE, 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. 18 on the Plan CALEB CHASE SUBDIVISION, A P.U.D., of record in Book 6250, Page 821, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ward C. Moore and wife, Elizabeth G. Moore, as tenants by the entirety, by Quitclaim Deed from Norman D. Rollins, Trustee, of record in Book 9186, Page 547, in the Register's Office of Davidson County, Tennessee, dated December 13, 1993 and recorded on December 14, 1993. The said Ward C. Moore died on November 11, 1997, then Elizabeth G. Moore died August 31, 2024.

Being the same property conveyed to Norman D. Rollins, Trustee, by Quitclaim Deed from Elizabeth Guillermin Moore, of record in Book 9186, Page 547, in the Register's Office of Davidson County, Tennessee, dated December 13, 1993 and recorded on December 14, 1993. The said Ward C. Moore died on November 11, 1997, then Elizabeth G. Moore died August 31, 2024.

Being the same property conveyed to Elizabeth A. Guillermin, A Single Person, by Warranty Deed from Mark J. Brown and wife, Ginger G. Brown, of record in Book 8151, Page 945, in the Register's Office of Davidson County, Tennessee, dated June 30, 1990 and recorded on July 13, 1990.

Elizabeth A. Guillermin a/k/a Elizabeth G. Moore subsequently died testate on August 31, 2024. Her Last Will & Testament has not been admitted for probate, but the outcome is the same as if she had died intestate. SEE ALSO: Affidavit of Heirship of record at Instrument No. ____202509190075031_____, Register's office for Davidson County, Tennessee. Pursuant to the terms of her Last Will

& Testament, and under the laws of intestate succession, the subject property vested into Francie Loraine Gosslee.

This is property more commonly known as 401 North Cameron Court, Hermitage, TN 37076.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 12th day of September, 2025.

Francie L. Gosslee

Francie Loraine Gosslee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of September, 2025, before me personally appeared Francie Loraine Gosslee, 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 12th day of September, 2025.

Notary Signature
My commission expires:

Brandon Lippman
Sumner County
My Commission Expires 3-2-2027

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 September 12.

Affiant Signature

17th day of September, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of September, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028