Karen Johnson Davidson County
Batch# 1329933 DEEDWARR
10/03/2025 11:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,510.34
20251003-0079021

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $408,200.00

Affiant

Subscribed and sworn to before me, this 1st day of October, 2025.

Notary Public
My commission expires:

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Robert Allen Ferreira **George Abinader**		**07111002200**
203 Gatewood Ave	1560 Trellis Lane	
Nashville, TN 37207	Petaluma, CA 94954	

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 HEREBY ACKNOWLEDGE, WE,

Gordon Wynn III, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert Allen Ferreira, a single man and George Abinader, a single man, tenants in common

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 more particularly described, as follows:

Beginning on the Northerly margin of Gatewood Avenue 56 feet Easterly from the East margin of Luton Street; thence with the Northerly margin of Gatewood Avenue, Easterly 60 feet to a point; thence Northerly and paralleled to Luton Street 208 feet, more or less, to the South line of Lot No. 14 of the John Woodard Lands; thence with said line Westerly 60 feet to a point 56 feet Easterly from the margin of Luton Street; thence 208 feet, more or less, to the beginning.

Being the same property conveyed to Gordon Wynn, III, by Warranty Deed from LH615, LLC, dated March 31, 2023, of record in Instrument No. 20230403-0023934, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 203 Gatewood Ave, 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 in 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.

_____ Date: 9/30/25
Gordon Wynn III

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Gordon Wynn III, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of September 2025.

_____
NOTARY PUBLIC

My Commission Expires: 5/8/29

MARK B LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/08/2029
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 30, 2025

Affiant Signature

September 30, 2025
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 30 day of September, 2025.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY