WARRANTY DEED

Karen Johnson Davidson County
Batch# 1331174 DEEDWARR
10/07/2025 12:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,106.30
20251007-0080003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1ST DAY OF OCTOBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 3-6-26

(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Cole Dias	New Buyer	
(NAME)	(NAME)	09206004000
3015 22nd Ave	3015 22nd Ave	
(ADDRESS)	(ADDRESS)	
Kingsburg, CA 93631	Kingsburg, CA 93631	
(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, **Fhanysha Clark Gaddis and husband, Jordan Trent Gaddis**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Richard Cole Dias, a married man as his sole and separate property,** 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. 1 on the Plan of Re-subdivision of Lots 2, 3 and the Southerly 30' of Lot 4 Plan of Midway of record in Plat Book 3106, Page 48, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Less and except that property sold to the State of Tennessee at Book 4176, Page 396, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Fhanysha Clark Gaddis and husband, Jordan Trent Gaddis, as Joint Tenants, by virtue of that certain Warranty Deed dated January 27, 2020, and being of record at Instrument No. 20200207-0014433 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 910 29th Ave N Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 1st day of October, 2025.

Jordan Trent Gaddis

Fhanysha Clark Gaddis

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me via audio/visual communication, a Notary Public in and for said State and County, duly commissioned and qualified, **Jordan Trent Gaddis and Fhanysha Clark Gaddis,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 1st day of October, 2025.

Notary Public

My Commission Expires: 3-6-29



Certificate of Authenticity

I, Nemorie White, 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 10/1/25.

Affiant Signature

10/1/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 1 day of October, 2025

Jacqueline G Brown
Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11-3-25