Karen Johnson
Batch # 1339254
10/29/2025 09 32 AM
Fees $13 00 Taxes $962 00
Davidson County
DEEDWARR
2 pgs
20251029-0085993

This Instrument Prepared By:
Access Title & Escrow, Inc
111 South Anderson Street
Tullahoma, TN 37388

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-25-01404

Send Tax Bills to Property Owner:
Annabella Gelmetti
1404 BIRDSALL ST.
OLD HICKORY, TN 37138

WARRANTY DEED

Map & Parcel No:053-03-0-250.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **LISA PAULINE JAMES BROWN TRATHEN**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **ANNABELLA GELMETTI**, "the Grantee," the following described real estate in Davidson County, Tennessee AMNERIS UNMARRIED

A certain tract or parcel of land lying and being in Davidson County, Tennessee, being bounded and described as follows

Land in Davidson County, Tennessee, being Lot No 191 on the Map of Village of Old Hickory, Section "B", of record in book 1424, page 67, Resister's office for said County. Said Lot No. 191 fronts 61.4 feet on the west side of Birdsall Street and runs back between parallel lines 87 to a dead line.

Subject to Restrictive Covenants of record in Book 2447, page 151, and Matters as shown on plat of record in Plat Book 1424, page 67 and Plat Book 1835, page 87, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to LISA PAULINE JAMES AND LUEREE R BROWN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, by deed of record in Book 11321, page 161, said Register's Office. The said Lueree R Brown passed away on or about January 7, 2025, leaving the said Lisa Pauline James, also known as Lisa Pauline James Brown Trathen, as the surviving tenant with right of survivorship.

This is improved (X) or unimproved ( ) property, known as:
1404 Birdsall Street, Old Hickory, TN 37138

TO HAVE AND TO HOLD, the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee's, their heirs and assigns forever, and we do covenant with the said Grantee's 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, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee's, 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 persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 24th day of October, 2025

Lisa Pauline James Brown Trathen
Signed with Stavvy

Lisa Pauline James Brown Trathen

STATE OF TENNESSEE
COUNTY OF COFFEE

Personally appeared before me, a Notary Public in and for said county and state, the within named Lisa Pauline James Brown Trathen the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand this 24th day of October, 2025

JARED M HOOD
State of Tennessee Notary Public
County of Franklin
My Commission Expires February 2, 2028

Online Notary Public - Notarized remotely via audio/video communication using Stavvy

Jared M Hood
Signed with Stavvy

Notary Public
My commission expires 2/ 2/2028

AFFIDAVIT OF VALUE

The actual consideration or value, whichever is greater, for this transfer is **$260,000.00**

Affiant

STATE OF TENNESSEE
COUNTY OF ~~COFFEE~~ DAVIDSON

Subscribed and sworn to before me this 24th day of October, 2025.

DANA DELWORTH · STATE OF TENNESSEE · NOTARY PUBLIC · DAVIDSON COUNTY · My Commission Expires 05-08-2028

Notary Public
My commission expires 05/08/28

Certificate of Authenticity

I, **John Gleaves** do hereby make oath that I am 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 10/24/25

Affiant Signature October 28, 2025

DANA DELWORTH · STATE OF TENNESSEE · NOTARY PUBLIC · DAVIDSON COUNTY · My Commission Expires 05-08-2028

State of TENNESSEE, County of DAVIDSON

Sworn to and subscribed before me this 28th day of October, 2025