Prepared By & Return To:
Tennessee Title Services LLC-
Hendersonville
101 Springhouse Court
Ste. 202
Hendersonville, TN 37075
H-25-4937

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Lili Vaught
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 31st day of October, 2025

Notary Public

Commission Expires: _____

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

Karen Johnson Davidson County
Batch# 1341916 DEEDWARR
11/04/2025 10:20:30 AM 4 pgs
Fees: $23.00 Taxes: $1,036.00
20251104-0087797

Address of New Owner	Send Tax Bills To:	Map & Parcel
Wall Family Revocable Living Trust Agreement dated December 20, 2010 **405 Two Mile Pike, Ste E** **Goodlettsville, TN 37072**	**New Owner**	026-06-0A-016.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Doris J. Gwin, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Wall Family Revocable Living Trust Agreement dated December 20, 2010

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, AND BEING LOT NO. 16 ON THE PLAN OF TOWNHOMES AT WINDSOR, OF RECORD IN PLAT BOOK 8250, PAGE 995 AND AMENDED IN INSTRUMENT NO 20010813-0086903, REGISTER'S OFFICE FOR SAID COUNTY, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING the same property conveyed by Warranty Deed from Jeffrey K. Hitchcock and Daniel R. Hitchcock to Jack Wright, a single man, recorded January 24, 2023, as Instrument No. 20230124-0005544 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $305,000.00. The said Jack Wright died on or about January 27, 2025. Reference is made to the affidavit of heirship for Jack Wright, naming Doris J. Gwin as his sole heir, of record in Instrument No. 20250606-0044566, in said Register's Office.

BEING the same property conveyed by Quit Claim Deed from Doris J. Gwin, heir at law of Jack Wright to Doris J. Gwin, married, recorded June 6, 2025, as Instrument No. 20250606-0044567 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $0.00.

Commonly Known As: 219 Wyndom Court, Goodlettsville, TN 37072

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 219 Wyndom Court, Goodlettsville, TN 37072

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 so 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.

Dated this the 30 day of October, 2025.

Doris J. Gwin

Doris J. Gwin

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 30 day of October, 2025, before me personally appeared Doris J. Gwin, 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 30 day of October, 2025.

Notary Signature
My commission expires: 12-1-27

JOHN C BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Certificate of Authenticity

I Adde Dilworth, 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 **October 30, 2025**.

Date

Affiant Signature **11/4/2025**
Date

State of TENNESSEE
County of Williamson

Sworn to and subscribed before me this **4th** day of **November**, 20**25**.

Notary's Signature

My Commission Expires: _____
Date

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY

Notary's Seal (of on paper)