Karen Johnson Davidson County
Batch# 1347795 DEEDWARR
11/18/2025 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $743.89
20251118-0092036

Name and Address of New Owner:
Gaw & Associates, LLC
5112 Glencarron Drive
Nashville, TN 37220

Send Tax Statements To:
New Owners

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MC-25101233

Map and Parcel: 064 15 0A 047.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jacen Price**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Gaw & Associates, LLC, a Tennessee limited liability company** hereinafter called the GRANTEE, its successors 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. 23, on the Plan of Section Two, Plantation Walk, R8 & R20 Residential P.U.D. of record in Book 7900, page 858, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael Price and wife, Deborah Price by Warranty Deed filed for record on March 31, 2016 in Instrument Number 20160331-0030679, of the Register's Office for Davidson County, Tennessee. Being the same property conveyed to Michael Price by Quitclaim Deed filed for record on February 8, 2018 in Instrument Number 20180208-0012752, of the Register's Office for Davidson County, Tennessee. The said Michael Price died intestate on April 4, 2025, leaving Jacen Price as his heir-at-law as evidenced by Affidavit of Heirship of record in Instrument No. 202511180092035, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Restrictions for Plantation Walk of record in Book 9231, page 719 and as supplemented to annex Phase II in Book 9547, page 904; All matters as set for on plat of record in Book 7900, page 858; HOA Charter of record in Book 9315, page 723; Declaration of Easement for common areas of record in Book 11125, page 230; all of said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 761 Sweetwater Circle, 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, its successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 3 day of November, 2025.

Jacen Price

Jacen Price

State of Tennessee

County of Rutherford

Personally appeared before me, Jacen Price with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 3 of November, 2025.

Notary Public
My Commission Expires: 4/19/24

ANGELA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $201,050.00.

Affiant Signature

Subscribed and sworn to before me, this 7th 10 day of November, 2025.

Notary Public
My Commission Expires: 4/19/24

ANGELA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Heather Lee, 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 11/3/25 (date of document).

Heather Lee

Affiant Signature

11/18/25

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 18th day of November, 2025.



Notary Signature

My Commission Expires: 01/21/2029