Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mt. Juliet Road
Ste. 100
Mt. Juliet, TN 37122
SG-25-4222

Karen Johnson
Batch # 1349690
11/21/2025 09 30 00 AM
Fees $13 00 Taxes $2,247 75

Davidson County
DEEDWARR
2 pgs

20251121-0093088

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$615,000 00~~ $607,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of November, 2025

Notary Public

Commission Expires: 6/22/26

Address of New Owner	Send Tax Bills To:	Map & Parcel
Wesley D. Gaskill 1116 Due West Ave N Madison, TN 37115	Wesley D. Gaskill SAME AS OWNER	050-04-0-007.00

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,

Double Sun Construction LLC, a Tennessee Limited Liability Company

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

Wesley D. Gaskill, a single man

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 Lot No. 2 on the Plan of Due West Valley Acres, not of record, described according to a survey made by H.R. Swann, Jr., surveyor, as follows:

Beginning on the northerly margin of Due West Avenue at the corner of Lots Nos. 1 and 2, Being 755.97 feet East of the Easterly margin of the Dickerson Road; thence with said Avenue Easterly 100 feet to the corner of Lots Nos. 2 and 3; thence with the line between said two lots Northwardly 545.9 feet; thence Westwardly 100.16 feet to the corner of Lots Nos. 1 and 2; thence with the line between said two lots Southwardly 540.6 feet to the beginning.

Being the same property conveyed to Double Sun Construction, LLC, by Warranty Deed from

Nina Ground, a single woman, dated November 15, 2021 and recorded November 16, 2021 in Instrument No. 20211116-0152252, Register's Office of Davidson County, Tennessee.

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: 1116 Due West Ave N, Madison, TN 37115

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 20th day of November, 2025.

Double Sun Construction LLC, a Tennessee Limited Liability Company

By: _____ Member
Mark Hudson, Member

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Mark Hudson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he a member of Double Sun Construction LLC, and that he is authorized by Double Sun Construction LLC to execute this instrument on its behalf as such member.

Witness my hand and official seal at Mt. Juliet, Tennessee this 20th day of November, 2025.

RACHEL S. RODDICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES JUNE 3, 2029

_____
Notary Public
My Commission Expires: 6/3/2029