Karen Johnson Davidson County
Batch# 1353697 DEEDWARR
12/04/2025 09:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20251204-0096311

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-25-5633

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

Affiant

JOANN MOSS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 24th day of November, 2025

Notary Public

Commission Expires: 9/3/29

Address of New Owner	Send Tax Bills To:	Map & Parcel
Two Pillars Development LLC 2033 Greenwood Ave Nashville TN 37206	Two Pillars Development 353 Windhaven Bay Mt Juliet TN 37122	083-03-0-060.00

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,

Lucretia Renee Gipson-King, a single woman

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

Two Pillars Development LLC, a Tennessee Limited Liability Company

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 the westerly 65 feet of Lot No. 6, on the Revised Plan of Sharpe and Horn's Fifth Addition, of record in Book 332, Page 70, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Freddie L. Gipson and wife, Charlotte A. Gipson by Warranty Deed from Era Kathleen Hewitt, unmarried dated October 13, 1995 and recorded October 19, 1995 in Book 9832, Page 231, Register's Office of Davidson County, Tennessee. The said Freddie L. Gipson died on or about February 06, 2022, leaving Charlotte A. Gipson as the surviving tenant by the entirety. The said Charlotte Gipson died

on or about May 12, 2023. Reference is made to the Affidavit of inheritance naming Lucretia Gipson-King as her sole heir, of record in Instrument No. 20250818-0065698, in said Register's Office.

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: 2033 Greenwood Ave, Nashville, TN 37206

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 24th day of November, 2025.

Lucretia Renee Gipson-King

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of November, 2025, before me personally appeared Lucretia Renee Gipson-King, 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 24th day of November, 2025.

Notary Signature
My commission expires: 2-22-2026

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/22/2026
WILLIAMSON COUNTY

WARRANTY DEED

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 November 24, 2025.

J. Carlton Drumwright

November 24, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on November 24, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY