WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF DECEMBER, 2025

Notary Public

MY COMMISSION EXPIRES 7-2-29

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Karen Johnson
Batch # 1353843
12/04/2025 11 59 21 AM
Fees $13 00 Taxes $1,110 00

Davidson County
DEEDWARR
2 pgs

20251204-0096491

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Gerald Newsom and Kimberly Newsom	**Same As New Owner**	
(NAME)	(NAME)	**050-02-0-005 00**
3513 Brick Church Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOESEPH CLAYBON AND BARBARA CLAYTON, TRUSTEES OF THE JOE CLAYBON AND BARBARA CLAYBON REVOCABLE LIVING TRUST, DATED JULY 10, 2012,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GERALD NEWSOM, MARRIED KIMBERLY NEWSOM, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 5 on the Plan of Section 1 Willow Creek of record in Plat Book 5200, Page 629, 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 a portion of property conveyed to Joe Claybon and Barbara Claybon Revocable Living Trust dated July 10, 2012 by Quit Claim Deed from Joseph Claybon and Barbara Claybon, husband and wife of record in Instrument No 20131217-0127390 Register's Office for Davidson County, Tennessee, dated August 01, 2012 and recorded on December 17, 2013

This conveyance is subject to
- Taxes for the year 2025 and subsequent years
- Plan of record in Plat Book 5200, Page 629, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 6217, Page 956, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **3513 Brick Church Pike, Nashville, Tennessee 37207**

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, our 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 genders

Witness my/our hand(s) this the 1st DAY OF DECEMBER, 2025

Joe Claybon and Barbara Claybon Revocable Living Trust, dated July 10, 2012

BY _____
Joseph Claybon
Trustee

BY _____
Barbara Claybon
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH CLAYBON, TRUSTEE of JOE CLAYBON AND BARBARA CLAYBON REVOCABLE LIVING TRUST, DATED JULY 10, 2012, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed

Witness my hand and official seal, this the 1st of December, 2025

_____
Notary Public
My Commission Expires 7-2-29
(SEAL)

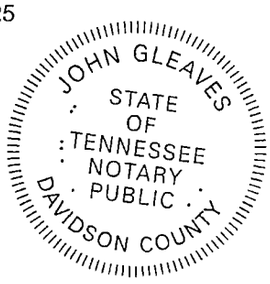


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BARBARA CLAYBON, TRUSTEE of JOE CLAYBON AND BARBARA CLAYBON REVOCABLE LIVING TRUST, DATED JULY 10, 2012, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed

Witness my hand and official seal, this the 1st of December, 2025

_____
Notary Public
My Commission Expires 7-2-29
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212