2025-472-SM Box #14

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1360566 DEEDWARR
12/22/2025 12:53:59 PM 2 pgs
Fees: $13.00 Taxes: $499.50

20251222-0101496

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is 135,000.00.

Affiant

Subscribed and sworn to before me, this the 19th day of December, 2025.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My commission expires: 11/19/28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Gilbert Mana	"New Owner"	163-00-0-169
7112 North Lake Drive Brentwood, TN 37027	7112 North Lake Drive Brentwood, TN 37027	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Gwendolen K. Gammon, a married woman, and Yvonne M. Overstreet, an unmarried woman

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Gilbert Mana, a married man, as his sole and separate property

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 the 2nd Civil District of Davidson County, Tennessee, being described according to a survey made by Steve Draper, dated September 14, 1967, as follows:

Beginning at a point in the center of Mt. View Road, at the north front corner of the property conveyed to Morton Hedgepath, by Deed in Book 2875, page 115; thence along his northerly line and continuation of his line, south 61° 30' west 229 feet to a point; thence along the east line of the property of Leon Gilbert, of record in Book 3283, page 562, north 3° east 365 feet to the center of Mt. View Road; thence with the center of the same as follows: south 55° east 70 feet; south 43° east 72 feet; south 31° 30' east 95 feet; south 18° east 88 feet to the point of beginning, containing one acre, more or less.

Being the same property conveyed to Herman O. Hedgepath and wife, Mary Katherine Hedgepath by Installment Deed dated August 25, 1967, from William C. Hedgepath and wife, Martha Aline Hedgepath, of record in Book 4173, page 325, said Register's Office.

The said Herman O. Hedgepath and Mary Katherine Hedgepath having since divorced, the property was vested in Herman O. Hedgepath, as pursuant to the Final Divorce Decree, Docket No. 88951, in the Circuit Court for Davidson County, Tennessee, and recorded in the Register's Office for Davidson County, Tennessee, of record in Book 5565, page 93, said Register's Office, the property was divested out of Mary Katherine Hedgepart and vested in Herman O. Hedgepath.

The said Herman O. Hedgepath died intestate on November 29, 1982, leaving Mary Jane Spencer, his only heir at law. For further reference see Affidavit of Heirship of record in Instrument No. 20251222-0101490 and in Instrument No. 20251222-0101491 said Register's Office.

& 20251222-0101492

The said Mary Jane Spencer, daughter of Herman O. Hedgepath, (deceased) having quitclaimed to Robert L. Overstreet and wife, Sandra Overstreet, by Quitclaim Deed dated May 14, 1983, of record in Book 6057, page 164, said Register's Office.

The said Robert L. Overstreet having quitclaimed said property to Sandra Overstreet by Quitclaim Deed, dated May 17, 1984, of record in Book 6294, page 515, said Register's Office.

The said Sandra Overstreet having quitclaimed said property to Robert L. Overstreet and wife, Sandra Overstreet by Quitclaim Deed dated September 1, 1984, of record in Book 6378, page 239, said Register's Office.

The said Robert L. Overstreet and Sandra Overstreet having since died, Robert L. Overstreet having predeceased Sandra Overstreet intestate on November 07, 2021. The property was vested in Sandra Overstreet as the surviving tenant by the entirety.

Sandra Overstreet having since died intestate on September 09, 2025, the property is vested in Gwendolyn K. Gannon and Yvonne M. Overstreet as the only heirs at law of Sandra Overstreet, and by Affidavit of Heirship of record in Instrument No. 20251222-0101493 Register's Office for Davidson County, Tennessee.
20251222-0101494 and 20251222-0101495

THE conveyance of the above described parcel of land is subject to the following:

Taxes for the year 2025, and all subsequent years are now due and payable. Map and Parcel 163-00-0-169.

Right of Way Agreement for Public Roads as set out in Book 1634, page 609, said Register's Office.

This is improved (_X_) Unimproved (____) property, known as 5026 Mount View Road, Antioch, TN 37013.

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) that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind itself, its successors and assigns, 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 this 19th day of December, 2025.

Gwendolen K. Gammon
Gwendolen K. Gammon

Yvonne M. Overstreet
Yvonne M. Overstreet

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Gwendolen K. Gammon and Yvonne M. Overstreet, the within-named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 19th day of December, 2025.

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 5/9/2026