This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch# 1373220 DEEDWARR
01/29/2026 08:33:30 AM 4 pgs
Fees: $23.00 Taxes: $2,035.00
20260129-0006156

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Marilou Mattox Michael Mattox 2754 Greer Rd. Goodlettsville, TN 37072	New Owner	011-00-0-063.00

THIS INDENTURE, made this 21st day of January, 2026 between

Jason Minton, Jr., an unmarried man, a one half (1/2) undivided interest and Kimberly Gilbert, and unmarried woman, a one half (1/2) undivided interest

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Marilou Mattox and Michael Mattox, husband and wife

of Davidson County Tennessee, hereinafter referred to as **Grantee.**

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in the 10th Civil District of Davidson County, Tennessee, on the south side of Greer Road, and being Tract No. A-6, as shown by a survey of the A. F. Greer property by Hickerson and Smith Engineering Company, dated October 20, 1964, a plat of which is of record in the County Court Clerk's Office for Davidson County, Tennessee, in the case of Dorothy B. Greer vs Floyd T. Greer, Docket Number 45899. Beginning at a point located in the center of Greer Road where the A. F. Greer property joins the W. Ray Glasgow property and running south 00 degrees 30' east 925 feet to a locust tree; thence south 85 degrees 30' west 25 feet to a point in the line between the A. F. Greer property and the John Benton property; thence north 17 degrees 00' west 815 feet to a point in the center of Greer Road thence north 58 degrees 05' east 300 feet to the point of beginning, and containing 3.0 acres, more or less.

Being the same property conveyed to Jason Minton, Jr., an unmarried individual, a one half (1/2) undivided interest by Executor's Deed dated 2/27/2025 from Jason Minton, Jr., Executor of the Estate of Jason M. Minton, Sr., deceased by the power conferred by The Last Will and Testament of Jason Miller Minton, of record in Instrument No. 20250227-0014772, and to Jason Minton, unmarried and Kimberly Gilbert, unmarried by Warranty Deed dated 12/12/2019 of record in Instrument No. 20191217-0129909, Register's Office for Davidson County, Tennessee. Jason Minton aka Jason Miller Minton aka Jason M. Minton, Sr., now deceased having died 7/1/2024. Order Granting Petition to Open Estate and Appoint Executor and the Letters Testamentary issued by Jason Minton, Jr., Seventh Circuit Court for Davidson County, Tennessee; Probate Division in Case Number 24P1553.

This is (X) improved ( ) unimproved property known as: 2754 Greer Rd., Goodlettsville, TN 37072.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, their heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2026 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets their hand and seal the day and year first above written.

Jason Minton, Jr. by Valerie Elaine Minton
Attorney in fact

Jason Minton, Jr. by Valerie Elaine Minton
Attorney in fact

Kimberly Gilbert

Power of Attorney of record in Instrument No. 202601290006155, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of January, 2026, before me personally appeared Valerie Elaine Minton, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on the behalf of Jason Minton, Jr., and who acknowledged that she executed the same as the free act and deed of Jason Minton, Jr.

Witness my hand, at office, this 21st day of January, 2026.

Karen B. Heavener
Notary Public

My Commission Expires:

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Kimberly Gilbert, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 21st day of January, 2026.

Karen B. Heavener
Notary Public

My Commission Exp:

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $550,000.00.

Affiant

Sworn to and subscribed before me, this 23 day of January, 2026.

Notary Public

My Commission Exp: 9/15/27

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 1/21/26.

Affiant Signature – Joshua A. Terry

1/23/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 1/23/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27