

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $313,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 23rd day of January, 2026.

NOTARY PUBLIC

My commission expires: 12/16/2028

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Gabriel Kaleb Jones and Sara Marguerite Tate	Gabriel Kaleb Jones and Sara Marguerite Tate	09610021900
(NAME)	(NAME)	
2907 Dunmore Drive	2907 Dunmore Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Barbara Ann Lawson, an unmarried woman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Gabriel Kaleb Jones and Sara Marguerite Tate, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 41 on the plan of Twinlawn Subdivision as of record in Book 2331, page 9 Register's Office for Davidson County, Tennessee.

No. 41 fronts 67.95 feet on the southerly margin of Dunmore Drive and extends back between lines, 161 feet on the westerly side and 170.9 feet on the easterly side, to a dead line in the rear on which it measures 85 feet.

Being the same property conveyed to Barbara Ann Lawson by Quitclaim Deed from Donna M. Stanley of record in Instrument No. 20230503-0032909, dated May 3rd, 2023, said Register's Office.

This property is __unimproved _X_improved property known as: 2907 Dunmore Drive, Nashville, TN 37214.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Karen Johnson Davidson County
Batch# 1375393 DEEDWARR
02/03/2026 11:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,158.10
20260203-0007407

Witness our hands this 23rd day of January, 2026.

Barbara Ann Lawson by Donna M Stanley her attorney-in-fact
Barbara Ann Lawson by Donna M. Stanley her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared Donna M. Stanley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Barbara Ann Lawson and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in ~~Book ____, Page ____~~, Register's Office of Davidson County, Tennessee.
20220911-0091345
Witness my hand and official seal, this the 23rd day of January, 2026.

Taylor Johnson
Notary Public
My Commission Expires: 8/14/2029

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, _____, 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 1/23/2026 (date of document).

_____
Affiant Signature

Date: 1/29/2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 29 day of January, 2026.

_____
Notary's Signature
My Commission Expires: 2/27/2029

