WARRANTY DEED

Karen Johnson
Batch # 1377294
02/09/2026 09:45:38 AM
Fees: $13.00 Taxes: $2,349.50

Davidson County
DEEDWARR
2 pgs

20260209-0009127

File No. ML-25-12144

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $635,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of February, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title and Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Colin Gray, Kelly Gray, John Wyman, and Nicole Wyman	New Owner	
(NAME) 5802A Carl Place	(NAME)	091-06-41-001.00-CO
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Brendan Gibson and Valerie Shields, Husband and Wife** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Colin Jonathan Gray, married, and John Varley Wyman, married,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: * joint tenants

Land in Davidson County, Tennessee, being Unit A on the Plan of Homes at 5802 Carl Place, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 5802 Carl Place, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170824-0086932, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Homes at 5802 Carl Place, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20170824-0086932, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit

Being the same property conveyed to Brendan Gibson and Valerie Shields by Warranty Deed from Brian A. Chester, an unmarried man of record in Instrument No. 20181026-0106418 Register's Office for Davidson County, Tennessee, dated October 24, 2018 and recorded on October 26, 2018.

This is property more commonly known as 5802A Carl Place, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 do 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.

Witness my/our hand this 3rd day of February, 2026.

BRENDAN GIBSON BY
John Hinton ATTORNEY-IN-FACT
Brendan Gibson by John Hinton, Attorney-In-Fact

VALERIE SHIELDS BY
John Hinton ATTORNEY IN FACT
Valerie Shields ~~by~~ John Hinton, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named John Hinton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for Brendan Gibson and Valerie Shields, and that this instrument was executed on behalf of the said Brendan Gibson and Valerie Shields for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith* at [Instrument No. 20260209-0009126], in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 3 day of February, 2026.

Lili Vaught
NOTARY PUBLIC

My Commission Expires: 8/21/2027

LILI VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY