Karen Johnson Davidson County
Batch # 1382859 DEEDWARR
02/19/2026 01:19:14 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260219-0013327

Prepared by and return to:
PATTERSON BRAY PLLC
8001 Centerview Parkway, Ste. 103
Memphis, TN 38018
(901) 372-5003

ap & Parcel: 118 07 0 161.00

WARRANTY DEED

Property Address & New Owner :	*	Mail Tax Statement to:
ROBERT D. GWINN and	*	Robert D. Gwinn
JANET B. GWINN	*	Janet B. Gwinn
2808 Bransford Avenue	*	6384 Chickering Circle
Nashville, TN 37204	*	Nashville, TN 37125

The GRANTOR, **JANET B. GWINN,** for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, does hereby bargain, sell, convey, and confirm the below-described property to:

ROBERT D. GWINN and wife, JANET B. GWINN,
as tenants by the entirety

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

> Being Lot No. 13 of Block "D" on the Plan of Berry Hills Gardens of record in Book 1130, page 36, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 13 fronts 80 feet on the east side of Bransford Avenue and runs back between parallel lines, 131.8 feet to a dead line.
>
> Being the same property conveyed to JANET B. GWINN by Quitclaim Deed of record at Instrument No. 20100803-0061059 in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantees or any Successor Grantees and assigns in fee simple forever.

The Grantor does hereby covenant with said Grantees or any Successor Grantees that she is lawfully seized in fee of the aforedescribed real estate; that she has a good right to sell and convey the same; and that she warrants and will forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID GRANTEES OR ANY SUCCESSOR GRANTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey was furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 26th day of February, 2025, by the undersigned.

JANET B. GWINN

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **JANET B. GWINN,** to me known to be the person described in (or proved to me on the basis of satisfactory evidence) and who executed the foregoing instrument and acknowledged that she executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 26th day of February, 2025.

NOTARY PUBLIC

My Commission Expires: Sept 8th 2025

ALISIA R. CRAIG-ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Sept. 8, 2025

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN TENN. CODE ANN. § 67-4-409(a)(1)(C)(vi).

STATE OF TENNESSEE

COUNTY OF Davidson

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

AFFIANT

Subscribed and sworn to before me this ____ day of February, 2025.

NOTARY PUBLIC

My Commission Expires: Sept 8 2025

ALISIA R. CRAIG-ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 8, 2025