Karen Johnson Davidson County
Batch# 1389192 DEEDWARR
03/06/2026 08:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20260306-0017953

WARRANTY DEED

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Affiant

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

Georgette R Kennedy
Notary Public

MY COMMISSION EXPIRES: 11-08-28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Timothy Walton Roth and Gail Ann Roth, Trustees of the Roth Family Revocable Trust	NEW OWNER	064/15/0A/047.00CO
(NAME)	(NAME)	
6819 Antique Cedar Ln	6819 Antique Cedar Ln	
(ADDRESS)	(ADDRESS)	
Spring, TX 77389	Spring, TX 77389	
(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, **Gaw & Associates LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Timothy Walton Roth and Gail Ann Roth, Trustees of the Roth Family Revocable Trust,** 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:

Being Lot No. 23, on the Plan of Section Two, Plantation Walk, R8 & R20 Residential P.U.D. of record in Book 7900, page 858, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property that was conveyed to Gaw & Associates, LLC, a Tennessee limited liability company, by Warranty Deed of Jacen Price that was executed on November 3, 2025, and filed for record in the Register's Office of Davidson County, Tennessee under Instrument No. 20251118-0092036.

unimproved ☐

This is improved ☑ property, known as 761 Sweetwater Circle, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2026, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 7900, page 858 and Plat Book 7900, page 625; restrictions of record in Book 9231, page 719 and Book 9547, page 904; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 11125, page 430; Charter of record in Book 9315, page 723; all of record in the 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 hands this 3rd day of March, 2026.

GAW & ASSOCIATES LLC, A TENNESSEE LIMITED LIABILITY COMPANY

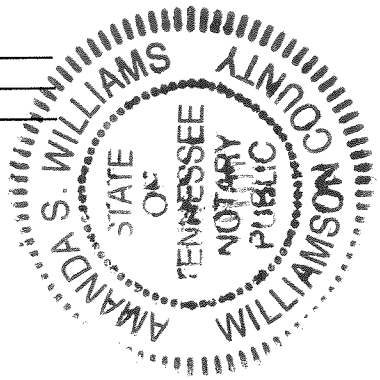
Drew Presley Gaw
Sole Member

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Drew Presley Gaw with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Sole Member of Gaw & Associates LLC, a Tennessee limited liability company and that he as such Sole Member executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Sole Member.

WITNESS my hand and official at Franklin, Tennessee, seal this 3rd day of March, 2026.

Notary Public
My Commission Expires: 10.29.28



File No.: 39986

CERTIFICATE OF AUTHENTICITY

I, John M. Wells do hereby make oath that I am a licensed attorney and/or 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 March 5th, 2026.

Affiant
Date: 3/05/26

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 5th day of March, 2026

Notary Public

My Commission Expires: 11/8/28

DAVIDSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
KATHERINE ANN HEDRICK