# WARRANTY DEED

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Y-C-26-5521

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF MARCH, 2026.

Notary Public

MY COMMISSION EXPIRES: 7-2-29

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson
Batch # 1400253
04/01/2026 02:42:31 PM
Fees: $13.00 Taxes: $2,960.00

Davidson County
DEEDWARR
2 pgs

20260401-0026032

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | |
|---|---|---|
| **Abigail Obudai** | **Same as New Owner** | |
| (NAME) | (NAME) | **174-00-0-019.00** |
| **5521 Cane Ridge Rd** | | |
| (ADDRESS) | (ADDRESS) | |
| **Antioch, TN 37013** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES GATELEY, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ABIGAIL OBUDAI, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

LAND IN THE FIFTH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING TRA\'d1\'d2 NUMBER 16 ON THE SURVEY OF THE JAMES WILLIAM AND MARTHA WISENER FARM DESCRIBED ACCORDING TO A SURVEY BY BARRY GREER AND ASSOCIATES, DATED APRIL 8, 1979, AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH MARGIN OF OLD FRANKLIN ROAD, SAID POINT BEING 760.1 FEET IN A WESTERLY DIRECTION ALONG THE NORTH MARGIN OF OLD FRANKLIN ROAD FROM THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO CLAUDE G. WAYMAN AND WIFE, BY DEED OF RECORD IN BOOK 3183, PAGE 209, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE WEST LINE OF TRACT NUMBER 17 NORTH 8 DEGREES 5 MINUTES EAST 836.62 FEET TO A POINT IN THE SOUTH MARGIN OF CANE RIDGE ROAD, SAID POINT BEING THE NORTHWEST CORNER OF TRACT NUMBER 17; THENCE WITH SAID SOUTH MARGIN OF CANE RIDGE ROAD NORTH 62 DEGREES 35 MINUTES WEST 26.0 FEET TO A POINT; THENCE CONTINUING WITH SAID SOUTH MARGIN OF CANE RIDGE ROAD AND WITH A CURVE HAVING A RADIUS OF 2855.55 FEET IN A NORTHWESTERLY DIRECTION 402.86 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF TRACT NUMBER 14; THENCE WITH A SEGMENT OF THE EAST LINE OF TRACT NUMBER 14 SOUTH 8 DEGREES 05 MINUTES WEST 320.0 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF TRACT NUMBER 15; THENCE WITH THE NORTH LINE OF TRACT NUMBER 15 SOUTH 81 DEGREES 55 MINUTES EAST 210.0 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF TRACT NUMBER 15; THENCE WITH THE EAST LINE OF TRACT NUMBER 15 SOUTH 8 DEGREES 05 MINUTES WEST 698.49 FEET TO A POINT IN THE NORTH MARGIN OF OLD FRANKLIN ROAD, SAID POINT BEING THE SOUTHEAST CORNER OF TRACT NUMBER 15; THENCE WITH SAID NORTH MARGIN OF OLD FRANKLIN ROAD AND WITH A CURVE HAVING A RADIUS OF 930.00 FEET IN AN EASTERLY DIRECTION 184.9 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to James Gateley by SUBSTITUTE TRUSTEE'S deed from Shapiro & Kirsch, LLP. as Substitute Trustee of record in Instrument No. 20091109-0103540 Register's Office for Davidson County, Tennessee, dated 10/22/2009 and recorded on 11/9/2009.

This conveyance is subject to:
- Sewer Easement of record in Book 10187, Page 889, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5521 Cane Ridge Rd, Antioch, Tennessee 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 23rd DAY OF MARCH, 2026.

James Gateley

Darline Gately

Darline Gately, spouse of James Gateley, hereby joins in this conveyance and does transfer and convey any and all marital interest Darline Gately may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES GATELEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of March, 2026.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/22/2029
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DARLINE GATELY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of March, 2026.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/22/2029
DAVIDSON COUNTY

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212