WARRANTY DEED

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

File No. AP-26-1511

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of April, 2026

Notary Public

MY COMMISSION EXPIRES: 9/15/27
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dylan Burnette and Gillian Wells Hooker	New Owner	
(NAME)	(NAME)	
923D Gale Lane		118-06-0L-001.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1403794 DEEDWARR
04/09/2026 01:48:30 PM 3 pgs
Fees: $18.00 Taxes: $5,365.00
20260409-0028936

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, **Daniel Haynes, Trustee of The Isabella DePaolis Testamentary Trust, dated April 24, 2025**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dylan Burnette and Gillian Wells Hooker, husband and wife,** 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:

Land in Davidson County, Tennessee, being Unit 1A on the Plan of 923 Gale Lane Townhomes, as shown on Exhibit B of the Declaration of Covenants, Conditions, and Restrictions of the 923 Gale Lane Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument Number 20140512-0040658, 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 conveyed to Tammi DePaolis, a single woman, by Warranty Deed from Whitney P. Brekka and spouse, Kyle E. Brekka, of record in Instrument Number 20231117-0089667, Register's Office for Davidson County, Tennessee, dated November 16, 2023 and recorded on November 17, 2023.

The said Tammi DePaolis passed away on or about April 24, 2025. She passed away at her residence in Nashville, Tennessee, and she had dual residency in Tennessee and Texas. Her estate was filed in Harris County, Texas in Probate Case No. 536247. The Last Will and Testament and the Order Admitting the Will in Texas was filed in Davidson County, Tennessee in Probate Case No. 25P1964. The Last Will and Testament was recorded in Instrument Number 20251028-0085707, Register's Office for Davidson County, Tennessee; and an Order Granting Probate of Last Will and Testament for the Sole Purpose of Establishing Muniment of Title in Instrument Number 20251028-0085706, Register's Office for Davidson County, Tennessee. In her Will, Tammi DePaolis' only heir at law is Isabella DePaolis and a testamentary trust was to be set up for her, and the Trustees to be Daniel Haynes and Bank of America N.A. for the Isabella DePaolis Trust. In the Order from the Probate Court of record in Instrument Number 20251028-0085706, Register's Office for Davidson County, Tennessee, ordered, adjudged and decreed that Decedent's Last Will and Testament dated November 6, 2014 was admitted to probate in common form as a muniment of title for the real property only, and that an executor would not be appointed and Letters Testamentary not be issued, and that there would be no Notice to Creditors required, and that the Order was the final order in the case. Bank of America, N.A. resigned as Trustee on June 11, 2025 leaving Daniel Haynes as the Sole Trustee.

This is property more commonly known as 923D Gale Lane, Nashville, TN 37204.

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 7th day of April, 2026.

The Isabella DePaolis Testamentary Trust,
dated April 24,2025

By: Daniel Haynes / Trustee
Daniel Haynes, Trustee

STATE OF Oklahoma
COUNTY OF Oklahoma

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Daniel Haynes, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Trustee of The Isabella DePaolis Testamentary Trust U/A/D April 24, 2025, the within named bargainor, and that he as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself as Trustee.

Witness my hand, at office, this 7th day of April, 2026.

Robin Leake
Notary Signature
My commission expires: 04/02/2027



Certificate of Authenticity

I, Joshua A. Terry, 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 4/7/26.

Affiant Signature – Joshua A. Terry

4/9/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 4/9/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27