Karen Johnson
Batch # 1405747
04/15/2026 09:55:27 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260415-0030679

PREPARED BY AND RETURN TO:

Todd Jackson Law
3326 Aspen Grove Dr. Ste. 400
Franklin TN. 37067

ADDRESS OF NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Bailey Building & Loan, LLC 5153 Hereford Ct. Brentwood, TN 37027	New Owner

TAX MAP - PARCEL NUMBERS: 097020A248.00CO, 097020A236.00CO, 097020A398.00CO, 097020A376.00CO, 097020A055.00CO

Quitclaim Deed

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, **Steven Paul Gawrys, Sr., Trustee of Commercial Street Trust dated July 19, 2016,** has this day do hereby quitclaim unto **Bailey Building & Loan, LLC, a Tennessee limited liability company** its successors and assigns, all right, title and interest in and to the following described tract of land located in Davidson County, Tennessee, and being further described as follows, to-wit:

PARCEL I (4004 Hoggett Ford Rd.)

Land in Davidson County, Tennessee, being Lot No. 248 of the plan of Villages of Riverwood, Section One, Phase 3A, Revision One, of record in Instrument No.20110630-0050230, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

PARCEL II (3930 Hoggett Ford Rd.)

Land in Davidson County, Tennessee, being Lot No. 236 of the Final Plat of Villages of Riverwood, Section One, Phase 3B, Revision One, of record in Instrument No.20120502-0037433, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

PARCEL III (2035 Hickory Brook Dr.)

Land in Davidson County, Tennessee, Lot No. 398 of the Final Plat of Villages of Riverwood, Section One, Phase 4D, of record in Instrument No.20140127-0007110, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to, Regina R. Smithson, Trustee, Commercial Street Trust, dated July 19, 2016 by Warranty Deed from Steven P. Gawrys a/k/a Steve Gawrys, a married man, dated August 17, 2021, recorded August 19, 2021, of record in Instrument No. 20210819-0112474, Register's Office for Davidson County, Tennessee. Steven Paul Gawrys, Sr., is Successor Trustee of the Commercial Street Trust dated July 19, 2016.

PARCEL IV (2038 Hickory Brook Dr.)

Land in Davidson County, Tennessee, being Lot No. 376 of the Final Plat of Villages of Riverwood, Section One, Phase 4D, of record in Instrument No.20140127-0007110, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to, Regina Smithson, Trustee, of Commercial Street Trust, by Quitclaim Deed from Steven P. Gawrys a/k/a Steve Gawrys, dated January 14, 2019, recorded January 14, 2019, of record in Instrument No. 20190114-0003776, Register's Office for Davidson County, Tennessee. Steven Paul Gawrys, Sr., is Successor Trustee of the Commercial Street Trust dated July 19, 2016.

PARCEL V (1322 Riverbrook Dr)

Land in Davidson County, Tennessee, being Lot No. 55 of the plan of Final Plat of Villages of Riverwood, Phase One, Section One, Revision One, of record in Plat at Instrument No. 20080723-0075577, as corrected by Surveyors Certificate of correction of record in Instrument No. 20081105-0110185, 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, Steven Paul Gawrys, Sr. Trustee of Commercial Street Trust dated July 19, 2016, by Warranty Deed from Matthew Francis Westerman, a single man, dated June 24, 2024, recorded June 25, 2024, of record in Instrument No. 20240625-0047338, Register's Office for Davidson County, Tennessee.

These properties are commonly known as 4004 Hoggett Ford Rd., 3930 Hoggett Ford Rd., 2035 Hickory Brook Dr., 2038 Hickory Brook Dr., and 1322 Riverbrook Dr., Hermitage, TN 37076.

WITNESS MY HAND on this the 14 day of April, 2026.

Commercial Street Trust dated July 19, 2016

By: _____
Steven Paul Gawrys, Sr., Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public of said State and County aforesaid, personally appeared **Steven Paul Gawrys, Sr., Trustee of Commercial Street Trust dated July 19, 2016**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee of **Steven Paul Gawrys, Sr., Trustee of Commercial Street Trust dated July 19, 2016** the within named bargainor, a Trust and that he as such Trustee, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust by himself as Trustee.

Witness my hand, at office, this 14 day of April, 2026.

_____
Notary Public

My Commission Expires: _____

LATRISHA MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-05-2028

I HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00.

WITNESS MY HAND AND OFFICIAL SEAL, this the 14 day of April 2026.

_____
Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the 14 day of April 2026.

My commission expires: _____

_____
Notary Public

LATRISHA MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-05-2028