WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 575,000.00** .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of April, 2026.

Notary Public

COMMISSION EXPIRES:

ALEXIS CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-21-2029

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1409061 DEEDWARR
04/21/2026 12:35:30 PM 4 pgs
Fees: $23.00 Taxes: $2,127.50
20260421-0032742

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael Gilbert and Alexandra Gilbert	Lower, LLC	061-07-0-251
(NAME)	(NAME)	
1011 Calvert Street	5950 Symphony Wood Rd, Ste 312	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Columbia, MD 21044	
(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, we, **Garrett W. Jones, an unmarried man, and Kristen Jones, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Gilbert and Alexandra Gilbert, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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 Lot No. 50 on the Plan of I. C. McMahan's Subdivision of Maplewood Lands, of record in Book 547, page 78, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Garrett W. Jones and Kristen Jones, husband and wife by Warranty Deed from Nicholas R. Flora and Brittany G. Hollow NKA Brittany G. Flora, husband and wife of record in Instrument No. 20170316-0025596, dated March 10, 2017 and recorded March 16, 2017, Register's Office for Davidson County, Tennessee. Garret W. Jones and Kristen Jones have since divorce, pursuit to the Fnal Decree of Divorce in Case No. 20D-700, Circuit Court, for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements,

setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 1011 Calvert Street Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (State) (Postal Zip)

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, successors 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, successors 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 our hands this 15 day of April, 2026.

Garrett W. Jones

STATE OF ARKANSAS)
COUNTY OF BENTON)

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **Garrett W. Jones** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as his free act and deed for the purposes therein contained.

WITNESS my hand and seal this 15th day of April, 2026.

Notary Public

Commission Expires: 04/02/2031

CASEY R THACKER
Notary Public - Arkansas
Benton County
Commission # 12713747
My Commission Expires Apr 2, 2031

Witness our hands this ~~17th~~ 16th day of April, 2026.

Kristen Jones

STATE OF MISSOURI)
COUNTY OF St Charles)

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **Kristen Jones,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 16 day of April, 2026.

Notary Public

Commission Expires: 09/23/2028

MEAGEHN KENKEL
Notary Public - Notary Seal
STATE OF MISSOURI
County of St Charles
My Commission Expires: Sep. 23, 2028
Commission #24428063

True Copy Certification

I, **Tonya Cherry,** 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 this the 16 day of April, 2026.

Affiant Signature
Date 4/20/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 20 day of April, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
Commission Expires 02-10-2027