WARRANTY DEED

Karen Johnson Davidson County
Batch# 1420798 DEEDWARR
05/14/2026 01:42:30 PM 3 pgs
Fees: $18.00 Taxes: $7,399.63
20260514-0043517

File No. EB-26-1838

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,999,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of May, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ALLI PINKSTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2029

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
David Gilpin and Meredith Gilpin	**New Owner**	
(NAME)	(NAME)	
4025 Crestridge Dr		132-02-0-017.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, I/we, **Steven W. Powers and wife, Margaret A. Powers**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Gilpin and Meredith Gilpin, 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 Lot No. 63 on the Plan of Brookhaven Estates of record in Plat Book 1835, Pages 49, 50 and 51, in the Register's Office for said County, described as follows:

Beginning on the northwesterly margin of Crestridge Drive at the corner of Lots Nos. 62 and 63, thence with the line between said two lots, northwestwardly 370.8 feet, thence North 27 degrees 19' East 85.3 feet to the corner of Lots Nos. 63 and 73; thence with the line between said two lots, eastwardly 92.3 feet to the corner of Lots Nos. 63 and 64 thence with the line between said two lots, southeastwardly 374.9 feet to the northwesterly margin of Crestridge Drive; thence with same, southwestwardly 108.58 feet to the beginning.

Being the same property conveyed to Steven W. Powers and wife, Margaret A. Powers by Warranty Deed from Dorothy W. Smith, a single person of record in Book 8995, Page 46, Register's Office for Davidson County, Tennessee, dated June 25, 1993 and recorded on June 28, 1993.

This is property more commonly known as 4025 Crestridge Dr, 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 21st day of April, 2026.

Steven W. Powers

Margaret A. Powers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of April, 2026, before me personally appeared Steven W. Powers and Margaret A. Powers, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of April, 2026.

Notary Signature
My commission expires:

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Lili Vaught, 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 **April 21,2026**.

Date

Lili Vaught

Affiant Signature

April 21,2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **13** day of **May**, 20**26**.

Notary's Signature

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires Apr. 18, 2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)