Name and Address of New Owner:
Drew P. Gaw
1535 Aberdeen Drive
Brentwood, TN 37027

Send Tax Statements To:
New Owner

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MC-26040529

Map and Parcel: 050-03-0B-021.00

Karen Johnson Davidson County
Batch# 1435578 DEEDWARR
06/17/2026 03:18:30 PM 3 pgs
Fees: $18.00 Taxes: $674.09
20260617-0055114

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Christopher Kirkland, unmarried**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Drew P. Gaw**, hereinafter called the GRANTEE, his 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, and being Lot No. 21 on the Plan of Mulberry Downs, Phase I, of record in Book 7900, page 84, 85, 86, 87 & 88, said Register's Office.

SAID Lot No. 21 fronts 37.23 feet on the northeasterly margin of Mulberry Way and extends back 105.00 feet on the northwesterly and 111.22 feet on the easterly line to a dead line in the rear measuring 52.20 feet thereon.

Being the same property conveyed to Meshelda Thompson, unmarried, by Warranty Deed filed for record on April 7, 1993 in Book 8909, page 906, in the Register's Office of Davidson County, Tennessee. The said Meshelda Thompson died intestate on March 25, 2025 leaving Christopher Kirkland as her heir-at-law as evidenced by Affidavit of Heirship filed for record in Instrument No. 20260521-0046185, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Declaration of Restrictive Covenants for Mulberry Downs of record in Book 8053, page 316 and First Amendment to By-Laws of record in Book 9892, page 939; All matters as set forth per plat of record in Book 7900, page 84, 85, 86, 87 & 88; HOA Charter of Mulberry Downs Homeowners' Association, Inc. of record in Book 8164, page 37; Quitclaim Deed to Mulberry Downs Homeowners' Association, Inc. for common area of record in Book 8175, page 137; All matters as set forth on P.U.D. Boundary Plat, Mulberry Downs of record in Book 6900, page 540; Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 8059, page 371; all of said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 1040 Mulberry Way, Nashville, TN 37207

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, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hand this 16th day of June, 2026.

Christopher Kirkland

State of Tennessee

County of Davidson

Personally appeared before me, Christopher Kirkland with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 16th of June, 2026.

ANGELA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My Commission Expires: 3/16/30

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $182,186.00.

Affiant Signature

Subscribed and sworn to before me, this 16th day of June, 2026.

Notary Public
My Commission Expires: 3/16/30

ANGELA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Lynn Vaught, do hereby make oath that I am 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 6/16/26 (date of document).

Affiant Signature

6/17/26
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 17th day of June, 2026.



Notary Signature

My Commission Expires: 01/21/2029