Karen Johnson Davidson County
Batch# 1437024 DEEDWARR
06/23/2026 07:58:30 AM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20260623-0056172

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$700,000.00**

Subscribed and sworn to before me this 17 day of June, 2026.

Notary Public
My Commission Expires: _____

Affiant

MELISSA WEAVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Michael Scott Gifford & Brandy Star George **225 Gifford Place** **Nashville, TN 37080**	**Same as New Owner**	**02200019900**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **The Gifford Partnership, a Tennessee Partnership**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Michael Scott Gifford and Brandy Star George, as joint tenants with right of survivorship**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Final Plat of the W. C. Gifford Lands Commercial P.U.D. of record in Plat Book 6900, Page 878, 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 a portion of the same property conveyed to William C. Gifford by Warranty Deed from First American Bank of Nashville. NA of record in Book 5982, page 107 Register's Office for Davidson County , Tennessee, dated December 23, 1982 and recorded on December 23, 1982. (Value or consideration as shown in aforementioned deed $105,000.00.)

Being a portion of the same property conveyed to The Gifford Partnership by Quitclaim Deed from William C. Gifford and wife, Mary Sue Gifford of record in Book 9203, page 164 Register's Office for Davidson County , Tennessee, dated December 28, 1993 and recorded on December 29. 1993. (Value or consideration as shown in aforementioned deed $0.00.)

This is ( ) unimproved (X) improved property known as: 225 Gifford Place, Nashville, TN 37080

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 17 day of June, 2026.

The Gifford Partnership

By: Donna D Knepper
Donna G. Knepper, General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Donna G. Knepper**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a partner of **The Gifford Partnership**, the within name bargainor, a partnership, and that she, as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by herself as partner.

Witness my hand and official seal at Goodlettsville, Tennessee this the 17 day of June, 2026.

NOTARY PUBLIC
My Commission Expires: 1/26/2028

RUSSELL FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

CERTIFICATE OF AUTHENTICITY

I, **Russell Freeman**, 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 **6/17/2026** [DATE].

AFFIANT SIGNATURE

6/18/2026

DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **18th** day of **June**, 2026.

Notary Signature
My Commission Expires: 8/1/28
[SEAL]

