ADDRESS NEW OWNER: Grace Gamboa
4711 Abbay Dr.
Nashville, TN 37211

SEND TAX BILL TO: NEW OWNER

MAP-PARCEL NOS. 13314001700

Karen Johnson Davidson County
Batch# 1448844 DEEDWARR
07/17/2026 12:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,600.25
20260717-0064926

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **David A. Nilson and Debra E. Nilson, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Grace Gamboa, an unmarried woman** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of Abbay Hall, Section I, as of record in Plat Book 2331, page 18, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to David A. Nilson and wife, Debra E. Nilson, from Michelle Phillips, an unmarried woman, by Warranty Deed recorded on January 7, 2004, in Instrument No. 20040107-0002539, in the Register's Office for Davidson County, Tennessee.

This is property with a common address of 4711 Abbay Dr., Nashville, TN 37211.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) Any and all matters of record as shown on the Plan of Abbay Hall, Section I, of record in Book 2331, page 18, Register's Office for Davidson, Tennessee.(3) Notice of Completion of record in Instrument No. 20260629-0058757, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 10th day of July 2026.

David A. Nilson

Debra E. Nilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **David A. Nilson and Debra E. Nilson, husband and wife** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained as his/her free act and deed.

Witness my hand and official seal at office this 10th day of July 2026.

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2028

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $432,500.00.

Affiant

Subscribed and sworn before me this 10th day of July 2026.

JENNIFER HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-19-2028

Notary Public
My Commission Expires: _____

File No. 2606-062

True Copy Certification

I, Jennifer Harris, do hereby make oath that the 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 7-10-26 (date of document).

Affiant Signature

7-10-26
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 10th day of July, 2026.

Notary's Signature

My Commission Expires: 10/21/2028

MELODY R. WILSON
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY