WARRANTY DEED

Karen Johnson Davidson County
Batch# 1451074 DEEDWARR
07/23/2026 08:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20260723-0066746

File #26-JJ-0300-C

(SEAL)

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF July, 2026.

Notary Public
MY COMMISSION EXPIRES: 11/17/2029

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Patrick Hendrickson and Erin Hendrickson	Ameris Bank	
(NAME)	(NAME)	
300 Drake Street	1850 Parkway Place #400	**026 01 0 047.00**
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Marietta GA 30067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

MARGARET GILBERT (FORMERLY KNOWN AS MARGARET E. DILLARD), A MARRIED PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

ERIN HENDRICKSON AND PATRICK HENDRICKSON, WIFE AND HUSBAND,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract 1:
Certain real estate in Davidson County, Tennessee, as follows:
Being the South 150 feet of Lots Nos. 1 and 2 in Block "G" of the ROSCOE SUBDIVISION of record in Book 843, Page 72, in the Register's Office for Davidson County, Tennessee.

Including but excluding:
Being the East one-half of the South 150 feet of Lot No. 2 in Block "G" of the ROSCOE SUBDIVISION of record in Book 843, Page 72, R.O.D.C., Tenn, said East one-half of the South 150 feet of Lot No. 2 fronts 25 feet on the North side of Drake Street and runs back between lines 150 feet to a dead line.

Tract 2:
Certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the East one-half of the South 150 feet of Lot No. 2 in Block "G" of the ROSCOE SUBDIVISION of record in Book 843, Page 72, R. O. D. C., Tenn. Said East One-half of the South 150 feet of Lot No. 2 fronts 25 feet on the North side of Drake Street and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Margaret E. Dillard, an unmarried woman, by Warranty Deed from Morris Ray Greer, I, a/k/a Morris R. Greer, unmarried, of record in Instrument No. 20191022-0108104, in the Register's Office of Davidson County, Tennessee, dated October 21, 2019 and recorded on October 22, 2019. The said Margaret E. Dillard having since married is now known as Margaret Gilbert.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ROSCOE PLACE, as recorded in Plat Book 843, Page(s) 72.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ unimproved __X__ improved property known as: 300 Drake Street, Goodlettsville, TN 37072.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 our hands this the 20th day of July, 2026.

Margaret Gilbert

Ty Gilbert

TY GILBERT, spouse of MARGARET GILBERT, joins in the execution of this instrument for the purpose of conveying any and all marital interest TY GILBERT may have in the above-described real property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of July, 2026, before me personally appeared **Margaret Gilbert**, 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 20th day of July, 2026.

Angela Marie Stinson
Notary Signature
My commission expires: 10/02/2027



STATE OF TENNESSEE

COUNTY OF Davidson

On this 20th day of July, 2026, before me personally appeared **Ty Gilbert**, 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 20th day of July, 2026.

Angela Marie Stinson
Notary Signature
My commission expires: 10/02/2027



CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, 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 7-22-2026.

Affiant Signature — Date: 7-22-2026

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7-22-2026.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

