Karen Johnson Davidson County
Batch# 1455520 DEEDWARR
08/04/2026 10:00:30 AM 3 pgs
Fees: $18.00 Taxes: $887.63
20260804-0071534

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

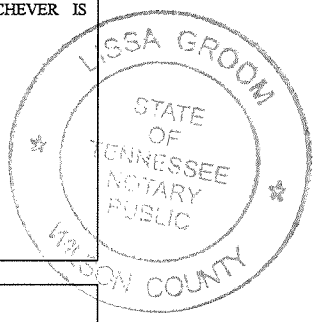
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $239,900.00.

Affiant

Subscribed and sworn to me on 07/31/26.

NOTARY PUBLIC

My Commission Expires: 5.28.28



THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kahni K. Christie 361 Lanier Drive Madison, TN 37115	FirstBank 722 Columbia Avenue Franklin, TN 37064	052 02 0 026.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, James Gatling and Pamela Gatling, Trustees of the Gatling Family Revocable Trust under agreement u/a/d dated May 15, 2018, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Kahni K. Christie, unmarried man, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 1 and the Southerly 20 feet of Lot No. 2, Block "F", on the REVISED MAP OF RAINBOW TERRACE SUBDIVISION, as of record in Book 1130, Page 85, Register's Office for Davidson County, Tennessee, described as follows:
>
> Beginning at the Northeast corner of Lanier Drive and McCarley Avenue; thence Northeasterly along Lanier Drive 65 feet to a point; thence Southeasterly 150 feet to the West line of Lot No. 36; thence with the line of the same, Southwesterly 49.1 feet to the margin of McCarley Avenue; thence with the margin of the same, Westerly 23.2 feet to a turn in said Avenue, and continuing with the same, Northwesterly 132.8 feet to the Beginning.
>
> Being the same property conveyed to James Gatling and Pamela Gatling, Trustees of the Gatling Family Revocable Trust under agreement u/a/d dated May 15, 2018, by Quitclaim Deed from James R. Gatling and wife, Pamela C. Gatling aka Pamela A. Gatling, of record in Instrument No. 20180612-0056235, in the Register's Office of Davidson County, Tennessee, dated June 07, 2018 and recorded on June 12, 2018.
>
> This is improved property known as 361 Lanier Drive, Madison, Tennessee 37115.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they 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 GRANTORS

do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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 07/30/2026.

Gatling Family Revocable Trust
under agreement u/a/d May 15, 2018

James Gatling
By: James Gatling
Its: Trustee

Pamela Gatling
By: Pamela Gatling
Its: Trustee

STATE OF Florida
COUNTY OF Broward

On this 07/30/2026, before me, the undersigned Notary Public, personally appeared, James Gatling and Pamela Gatling, known to me (or proved to me on the basis of satisfactory evidence), to be the trustees of the Gatling Family Revocable Trust under agreement u/a/d May 15, 2018, the within named bargainor, and that they as such trustees executed the foregoing instrument for the purposes therein contained, by signing the name of the Gatling Family Revocable Trust under agreement u/a/d May 15, 2018, by themselves as such trustees.

Witness my hand and official seal on 07/30/2026.

Franklyn Hall
NOTARY PUBLIC
Franklyn Hall

My Commission Expires: 06/07/2027

FRANKLYN HALL
Notary Public - State of Florida
Commission # HH 407655
Expires on June 7, 2027

Notarized remotely online using communication technology via Proof.

___ Personally Known OR ✓ Produced Identification - Type of ID Produced - Driver License

CERTIFICATE OF AUTHENTICITY

I, Lissa Groom do hereby make oath that I am a licensed attorney and/or 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 July 31, 2026.

Lissa Groom
Affiant
Date: July 31, 2026

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 31 day of July, 2026

Kim Rogers
Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

202608040071534