WARRANTY DEED

Karen Johnson Davidson County
Batch# 1457752 DEEDWARR
08/11/2026 09:18:30 AM 5 pgs
Fees: $28.00 Taxes: $416.25
20260811-0073765

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of July, 2026

Notary Public

MY COMMISSION EXPIRES: 11/15/28
(AFFIX SEAL)

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Ray D. Gilbride	Ray D. Gilbride	081-15-0-266.00
(NAME)	(NAME)	
1501 Underwood Street	581 F Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Blaine WA 98230	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20261035

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Dawann Westbrook and Aisha Westbrook and Lauren Westbrook** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Ray D. Gilbride, a single man**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being the easterly 40 feet on the Westerly one-half of Lot No. 262 on the Plan of McGavock, Wetmore and Others Second Addition, called the Attition to the Town of McGavock, as of record in Book 21, page 41, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Fred Westbrook Sr. and wife, Virginia Westbrook by Warranty Deed from Fred Westbrook Jr., dated 02/16/1989 and filed of record in Book 7775, page 85, Register's Office for said County. See also Deed dated 05/22/1997 and filed of record in Book 10489, page 119, Register's Office for said County. The said Fred E. Westbrook died intestate a citizen and resident of Davidson County, Tennessee on or about 04/25/2012. Pursuant to Affidavit of Heirship of record in Inst. No. 20240801-0058332 and corrected in Inst. No. 20250917-0074213, said Register's Office, the said Fred E. Westbrook is survived by Lauren Westbrook, Dawann Westbrook and Aisha Westbrook, his sole heirs at law.

AND BEING the same property conveyed to Lauren Westbrook, Dawann Westbrook, Aisha Westbrook, Meredith Freeman, Mark McClendon and Angela Johnson by Administrator's Deed from Angela Johnson, Administrator for the Estate of Virginia Westbrook, dated 11/19/2014 and filed of record in Inst. No. 20150203-0009944, Register's Office for Davidson County, Tennessee.

Meredith McClendon Freeman conveyed her interest in said property equally to Aisha Westbrook, unmarried and Dawann Westbrook, married, as tenants in common by Quitclaim Deed dated 10/09/2020 and filed of record in Inst. No. 20210128-0012944, Register's Office for said County.

Angela McClendon Johnson conveyed her interest in said property equally to Aisha Westbrook, unmarried and Dawann Westbrook, married, as tenants in common by Quitclaim Deed dated 08/12/2020 and filed of record in Inst. No. 20210128-0012945, Register's Office for said County.

Mark McClendon conveyed his interest in said property equally to Aisha Westbrook, unmarried and Dawann Westbrook, married, as tenants in common by Quitclaim Deed dated 11/27/2020 and filed of record in Inst. No. 20210128-0012946, Register's Office for said County.

Unimproved ☒

This is improved ☐ property, known as 1501 Underwood Street, Nashville, TN 37208
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 29th day of July, 2026

Dawann Westbrook

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Dawann Westbrook, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th of July, 2026.

Notary Public
My Commission Expires:

KIM DEBERRY
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
June 23, 2027
COUNTY OF ROBERTSON

Witness my hand this 29th day of July, 2026

Aisha Westbrook

STATE OF Georgia)
County OF Fulton)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Aisha Westbrook, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th of July, 2026.

Notary Public
My Commission Expires:
1/10/2027

Diane M Henderson
NOTARY PUBLIC
Cobb County, GEORGIA
My Commission Expires 01/10/2027

Witness my hand this 29th day of July, 2026

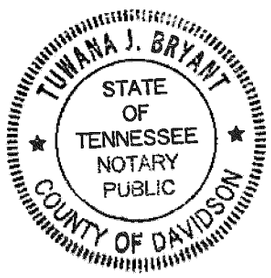
Lauren Westbrook

STATE OF Tennessee)
County OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Lauren Westbrook, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th of July, 2026.

Tuwana J. Bryant
Notary Public
My Commission Expires: 05-12-2030



Certificate of Authenticity

I, Joshua A. Terry, 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 7/29/26.

Affiant Signature – Joshua A. Terry

7/31/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/31/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5.10.27