Karen Johnson
Batch # 1465477
09/01/2026 10:02:56 AM
Fees: $13.00 Taxes: $1,850.00
Davidson
DEEDWARR
2 pgs
20260901-0080502

WARRANTY DEED

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

W-EXP-26-5887

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: 7-2-29 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gary C. Baker	**SAME AS NEW OWNER**	
(NAME)	(NAME)	
5887 Seven Points Trace		**098-13-0C-063.00-CO**
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, **RICHARD ALLEN GILMORE, TRUSTEE OF THE GILMORE FAMILY TRUST U/A/D JUNE 7, 1999,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GARY C. BAKER, SINGLE,** 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:

The following described real estate in Davidson County, Tennessee:

Being Lot No. 63, on the Plan of Section Two, The Meadows of Seven Points, of record in Instrument 20010726-0079443, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Richard Allen Gilmore and Janine Raymonde Gilmore, Trustees, of The Gilmore Family Trust, dated June 7, 1999, and any amendments thereto by Quitclaim Deed from Richard A. Gilmore, being one in the same as Richard Allen Gilmore, and Janine R. Gilmore, being one in the same as Janine Raymonde Gilmore of record in Instrument No. 20100719-0056327 Register's Office for Davidson County, Tennessee, dated July 15, 2010 and recorded on July 19, 2010.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- All matters shown on the Plan of record as Instrument Number 20010726-0079443, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 11670, Page 822, Register's Office for Davidson County, Tennessee.
- Charter of Meadows of Seven Points HOA of record in Instrument Number 20000322-0028986, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement(s) of record in Book 11681, Page 411, Instrument Number 20010626-0067703 and Instrument Number 20030922-0139925, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 11738, Page 776, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for Open Space of record in Instrument Number 20090107-0001612, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5887 Seven Points Trace, Hermitage, Tennessee 37076**.

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 my/our hand(s) this the 26th DAY OF AUGUST, 2026.

The Gilmore Family Trust U/A/D June 7, 1999

BY: _____ Trustee
Richard Allen Gilmore
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD ALLEN GILMORE, TRUSTEE of THE GILMORE FAMILY TRUST U/A/D JUNE 7, 1999, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 26th of August, 2026.

_____
Notary Public
My Commission Expires: _____
(SEAL)

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212