Karen Johnson Davidson County
Batch# 1468713 DEEDWARR
09/04/2026 09:36:30 AM 3 pgs
Fees: $18.00 Taxes: $14,615.00
20260904-0082345

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 64568
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Vassilios Christos Gatzimos Brenda Gail Gatzimos 51 Music Sq E. Nashville, TN 37203	Legacy Home Loans, LLC DBA Steadfast Mortgage 408 Highway 76 White House, TN 37188

TAX MAP PARCEL NUMBERS: 11516002600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$3,950,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **J. Overton Colton, as Executor under the Last Will and Testament of John Overton Colton**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Vassilios Christos Gatzimos and Brenda Gail Gatzimos, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of West Meade Farms, Inc., Section I, of record in Book 1424, page 47, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to John O. Colton and wife, Julia Colton, by Warranty Deed from Dolores R. Edenfield, as surviving tenant by the entireties, dated November 24, 1975 and recorded on November 25, 1975, of record in Book 4874, page 367, Register's Office for Davidson County, Tennessee. The said John O. Colton and Julia Colton have since died, with Julia Colton predeceasing John O. Colton. The Last Will and Testament of John Overton Colton of record in Case No. 26P97 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, appointed J. Overton Colton as Executor, with full power to convey real property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2026 and subsequent years; The Plan, with Owner's Certificate, of record in Book 1424, page 47, said Register's Office, which Plan shows a 100-foot minimum building setback line from Jocelyn Hollow Road, a 10 foot easement for public utility purposes along the rear line of said lot, and an easement for flow of the creek along the front line of said Lot.

This is improved property, known as 6211 Jocelyn Hollow Road, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of August, 2026.

The Estate of John Overton Colton

By: J. Overton Colton, as Executor
J. Overton Colton, as Executor

State of Tennessee

County of Rutherford

On this 26th day of August, 2026 before me the undersigned authority, personally appeared J. Overton Colton, Executor under the Last Will and Testament of John Overton Colton, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: 05/16/2027

Notarized remotely using audio-video communication technology via Proof.

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
Online Notary Public
My Commission Expires
May 16, 2027

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $3,950,000.00.

Affiant

Sworn and subscribed before me this 31 day of August, 2026.

Notary

My Commission Expires: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

True Copy Certification

I, **Jodi Jackson,** 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 this the 26 day of August, 2026.

Affiant Signature
Date 8/31/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 31 day of August, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

