WARRANTY DEED

Karen Johnson
Batch # 1474437
09/16/2026 03:14:33 PM
Fees: $13.00 Taxes: $2,312.50

Davidson County
DEEDWARR
2 pgs

20260916-0086380

MJ-JACK-26-7229

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 9-16-29 (AFFIX SEAL)

MELISSA JANSEN STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

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)
Gabriel Lipson and Taylor Michele Lipson	**Old National Bank**	
(NAME)	(NAME)	
7229 River Bend Road	**P.O. Box 918**	**141-12-0C-087.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Evansville, IN 47706-0918**	
(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, **JAMES ALLEN DOTSON AND KATIE NELL DOTSON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GABRIEL LIPSON AND TAYLOR MICHELE LIPSON, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Lot No. 87 on the Plan of River Bend, as of record in Plat Book 6900, Pages 504 and 505, amended by surveyor's certificated of correction of record in Book 7465, Page 833, register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to James Dotson, unmarried and Katie Freeman, unmarried by Cash Deed Deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D. C. of record in Instrument No. 20131217-0127494 Register's Office for Davidson County, Tennessee, dated October 17, 2013 and recorded on December 17, 2013.

Being the same property conveyed to James Dotson and wife, Katie Dotson, (formerly known as Katie Freeman) by Quitclaim Deed from James Dotson, unmarried and Katie Freeman, unmarried of record in Instrument No. 20140224-0015324 Register's Office for Davidson County, Tennessee, dated February 21, 2013 and recorded on February 24, 2014.

Being the same property conveyed to James A. Dotson and Katie N. Dotson, Trustees of the J and K Dotson Family Trust dated November 25, 2017 by Quitclaim Deed from James Dotson and wife, Katie Dotson of record in Instrument No. 20180709-0065810 Register's Office for Davidson County, Tennessee, dated June 27, 2018 and recorded on July 09, 2018.

Being the same property conveyed to James Allen Dotson and Katie Nell Dotson, husband and wife by Quitclaim Deed from James A. Dotson and Katie N. Dotson, Trustees of the J and K Dotson Family Trust dated November 25, 2017 of record in Instrument No. 20201209-0143705 Register's Office for Davidson County, Tennessee, dated December 01, 2020 and recorded on December 09, 2020.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page (s) 504 and 505, amended in Surveyors Certificate of Correction In Book 7465, Page 833, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7112, Page 481, amended in Book 7308, Page 805, Book 7308, Page 808, Book 7336, Page 15 and Book 7549, Page 893, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 7347, Page 643 and Instrument No. 20230505-0033477, in the Register's Office for Davidson County, Tennessee.

- Charter of River Bend Estates Homeowners Association, Inc. of record in Book 7347, Page 636, as amended in Book 8179, Page 869, in the Register's Office for Davidson County, Tennessee.
- Articles of Incorporated of River Bend Estates Homeowners Association, Inc. of record in Book 9359, Page 153, in the Register's Office for Davidson County, Tennessee.
- Easements to Harpeth Valley Utilities Distract of Davidson and County Tennessee of record in Book 6621, Page 303, Book 4817, Page 792 and Book 4581, Page 307, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Detention Agreement of record in Book 7278, Page 822, in the Register's Office for Davidson County, Tennessee.
- Dedication of common area of record in Book 9462, Page 679, in the Register's Office for Davidson County, Tennessee.
- Deeds of Conveyance to Metropolitan Government of record in Book 7097, Page 140, Book 7097, Page 149, Book 7593, Page 523 and Book 7593, Page 565, Book 8614, Page 810, Book 9623, Page 870, in the Register's Office for Davidson County, Tennessee.
- Declaration of Taking of record in Book 4285, Page 20, in the Register's Office for Davidson County, Tennessee.
- Easement for Ingress/Egress of record in Book 7257, Page 154, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Book 7334, Page 777, Book 7334, Page 785, Book 7334, Page 793, 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: **7229 River Bend Road, Nashville, Tennessee 37221**.

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 15 DAY OF SEPTEMBER, 2026.

James Allen Dotson

Katie Nell Dotson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES ALLEN DOTSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of September, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAR 5, 2030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATIE NELL DOTSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of September, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAR 5, 2030

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