Name and Address of New Owner:
Gaw & Associates, LLC
1535 Aberdeen Dr
Brentwood, TN 37027

Send Tax Statements To:
Gaw & Associates, LLC
1535 Aberdeen Dr
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MC-26081214

Map and Parcel: 058 09 0A 299.00

Karen Johnson Davidson County
Batch# 1474758 DEEDWARR
09/18/2026 08:55:30 AM 3 pgs
Fees: $18.00 Taxes: $892.29
20260918-0086871

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tonya Rochelle Armstrong**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Gaw & Associates, LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LOT 299, JORDAN RIDGE AT EATON'S CREEK, PHASE 10, as shown on plat of record in Instrument No. 20110729-0058396, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ira Beola Potter, a single woman by Warranty Deed filed for record on April 3, 2019 in Instrument Number 20190403-0030346, of the Register's Office in Davidson County, Tennessee. The said Ira Beola Potter died ion November 9, 2021, purusant to Affidavit of Heirship recorded in Instrument No. _202609180086870_, Tonya Rochelle Armstrong was the sole heir-at-law of Ira Beola Potter.

This conveyance is subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 2580 Jordan Ridge Drive, Nashville, TN 37218

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, its successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its 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 14 day of September, 2026.

Tonya Rochelle Armstrong

Tonya Rochelle Armstrong

State of Tennessee

County of Davidson

Personally appeared before me, Tonya Rochelle Armstrong with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 14 of September, 2026.

Notary Public
My Commission Expires: 3/16/30

ANGELA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $241,160.00.

Affiant Signature

Subscribed and sworn to before me, this 15th day of September, 2026.

Heather Lee

Notary Public
My Commission Expires: 1-21-29

HEATHER LEE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Lynn Vaught, do hereby make oath that I am 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 9/14/26 (date of document).

L Vaught

Affiant Signature

9/16/26

Date

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 16th day of September, 2026.

Bridgette N. Slover

Notary Signature

My Commission Expires: 01/21/2029