Karen Johnson Davidson County
Batch# 1476397 DEEDWARR
09/22/2026 12:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20260922-0087923

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

WARRANTY DEED

STATE OF TN
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 21ST DAY OF SEPTEMBER, 2026.

(Affix Seal) Notary Public

My Commission Expires: 10-24-28

Ghaffari-T26-089

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
TITLE SOLUTIONS, LLC
201A Molly Walton Drive
Hendersonville, TN 37075 (615)264-8709

Address of New Owner(s):	Send Tax Bills To:	Tax ID No(s).:
Ryan S. Ghaffari	SAME	17-19
1656 Union Hill Road		
Goodlettsville, TN 37072		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Clayton T. Gilbert and Madison Brooke Gilbert, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Ryan S. Ghaffari, a married man**, hereinafter called the Grantee, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A tract of land in the 10th, formerly 22nd, Civil District of Davidson County, Tennessee, on the North side of the Joelton to Union Hill Road, and described as follows:

Beginning at the South corner of C.A. Benton's Lands; thence along the line of R.E. Jones Lands as follows: North 79 degrees East 21.8 poles, North 80 degrees East 26 poles to a large white oak; thence North 50 degrees East 38.4 poles to a point in Jesse Pike Lands thence South 58.4 poles, more or less, to a corner in the County road near a corner of J.J. Thompson's yard; thence North 83-3/4 degrees West 25 poles; thence North 72-1/2 degrees West 46 poles on the point of beginning. This property is subject to all matters of record on the Plan referred to above.

Less and except

Included in the above description but hereby specifically excluded are the following tracts of land:

1. Beginning at a point in the Southerly line of the Alex N. Beavers, Jr. property of record in Book 7429, Page 725, Register's Office for Davidson County, Tennessee, said point of beginning being the Northwest corner of the herein described property, thence with the Southerly line of Beavers, N 79 degrees 52' 41" E. 141.19 feet to a point; thence N 62 degrees 10' 46" E 64.16 feet to a point; thence N 62 degrees 10' 46" E 61.16 feet to a point; thence N 82 degrees 32' 30" E 79.66 feet to a point; thence N 70 degrees 29' 44" E 105.61 feet to a point; thence N 57 degrees 08' 24" E 198.44 feet to a point; thence leaving the line of Beaver's property S 16 degrees 29' 26" W 396.73 feet of record in Book 6435, Page 631, said Register's Office; thence with White's line N 70 degrees 52' 25" W 246.35 feet to the iron pin; thence S 29 degrees 41' 22' W 19.74 feet to an existing iron pin; thence leaving the line of the Whites' property N 75 degrees 27' 14" W 277.80 feet to a point in the line of the Jame Edward Proctor Property of record in Book 4661, Page 944, said Register's Office; thence with Proctor's line N 74 degrees 38' 43" W 147.41 feet to the point of beginning, containing 2.27 acres, more or less.

2. Beginning at an iron pin, the original corner of Lots No. 1 & 2 of the Joel Matchak property, of record in Plat Book 8250, Page 24, R.O.D.C.; thence N 57-08-24 E, 262.64 to a new pin; thence S 13-24-25 E, 185.78' to a new iron pin; thence N 54-33-03 W, 255.88' to a new iron pin; thence N 16-29-26 W, 194.62' to the point of beginning.

Being the same property conveyed to Clayton T. Gilbert, unmarried by deed from Kenny Vernon and wife, Carol Vernon of record in Instrument No. 201903130022985, recorded on 03/13/2019, Register's Office for Davidson County, Tennessee.

Clayton T. Gilbert now married to Madison Brooke Gilbert who joins in this conveyance.

This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions, as amended or supplemented, and all easements, utility easements, and rights-of-way for public utilities appearing of record in the appropriate public records.

- Easement for Driveway Encroachment, recorded in Instrument No. 20121105-0101600.
- Easement for Right-of-Way, recorded in Book 2740, Page 198.
- Easement for Ingress/Egress, recorded in Book 1284, Page 593.
- Easement for Sewage, recorded in Book 8422, Page 248.

unimproved ☐
This is improved ☑ Property known as: **1656 Union Hill Road, Goodlettsville, TN 37072**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 01 day of September, 2026

Clayton T. Gilbert

Madison Brooke Gilbert

STATE OF TN

COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Clayton T. Gilbert and Madison Brooke Gilbert, 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 1st day of Oct, 2026.

Notary Public

My Commission Expires: 10/24/28

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Tennessee Certification of Electronic Document

I, Angel Hyde, 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 9-21-26 (date of document).

Affiant Signature

September 22, 2026

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 22 day of September, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 4-22-29

ABBY L. WOODWARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

NOTARY'S SEAL