Karen Johnson Davidson County
Batch# 1479159 DEEDWARR
10/01/2026 11:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20261001-0090603

Prepared By and Return to:
Authority Title and Escrow
745 S Church St Ste 407
Murfreesboro, TN 37130
File Number: TN-26-3279
License #3002406947

State of Tennessee
County of Rutherford
The actual consideration or value, whichever is greater, for this transfer is $470,000.00.

Affiant

JENNIFER GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES NOVEMBER 27, 2027

Subscribed and sworn to before me, this 30 day of September, 2026.

Notary Public
My Commission Expires: 11/27/2027

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Glenn Davidson and Joanne Shields	New Owner	098-13-0A-031.00
4820 Cape Hope Pass		
Hermitage, TN 37076		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Genesis Acquisitions, LLC, a Tennessee Limited Liability Company**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Glenn Davidson and Joanne Shields, husband and wife**, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of New Hope Point, Phase One, Section Three of record in Book 9700, Page 480, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Genesis Acquisitions, LLC, a Tennessee limited liability company, by Warranty Deed from Paul Thomas Gilmer, Jr., (aka Paul T. Gilmer) Trustee of the testamentary trust established under the Last Will and Testament of Hettie Florine Thompson, dated April 13, 2019, dated February 26, 2026, and recorded on March 2, 2026, of record in Instrument No. 20260302-0016061, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4820 Cape Hope Pass, Hermitage, TN 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 29 day of September, 2026.

Genesis Acquisitions, LLC, a Tennessee Limited Liability Company

By: _____
Jordan Buie, Sole Member

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jordan Buie with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained and who further acknowledged that (s)he is the Sole Member of Genesis Acquisitions, LLC and that (s)he is authorized by Genesis Acquisitions, LLC to execute this on its behalf.

Witness my hand and official seal at city of Murfreesboro, TN, this 29 day of September, 2026.

TABITHA J. KING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

_____
Notary Public at Large
My Commission Expires: 12/2/28

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 September 30, 26 (date of document).

Jennifer Pennell

September 30, 2026

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this September 30, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal