Karen Johnson Davidson County
Batch# 1480464 DEEDWARR
10/05/2026 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $2,627.00
20261005-0091236

Please Return to:

Magnolia Title & Escrow
2913 Berry Hill Drive
Nashville, TN 37206

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $710,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of October, 2026 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)
File No. CH-26-4060	

MACKENZIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires December 14, 2029

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Ryan Gillem and Anne Virginia Gillem	NEW OWNER	
(NAME)	(NAME)	160-03-0-058.00
5191 Regent Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Robert H. Christenberry and Robert S. Christenberry, Trustees of Bullet Trust, dated June 16, 2025**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas Ryan Gillem and Anne Virginia Gillem, husband and wife**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A 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. 239 on the Plan of Haileywood Estates, Section 8B of record in Plat Book 2854, Page 148, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said Lot No. 239 fronts 91 feet on the West line and 196.5 feet on the East line to a dead line on which it measures 128 feet.

Being the same property conveyed to Robert H. Christenberry, Trustee of Bullet Trust, dated June 16, 2025 by Warranty Deed from Bethany Christenberry F.K.A Bethany Gillem, Married of record in Instrument No. 20250617-0047526 Register's Office for Davidson County, Tennessee, dated June 16, 2025 and recorded on June 17, 2025.

This is property more commonly known as 5191 Regent Drive, Nashville, TN 37220.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 and assigns forever; and we do covenant with the said GRANTEES 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 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/our hand this 28 day of September, 2026.

The Bullet Trust dated June 24, 2025

By: _____
Robert H. Christenberry, Trustee

By: _____
~~Robert S. Christenberry, Trustee~~

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned notary public, Robert H. Christenberry and Robert S. Christenberry with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Trustees of The Bullet Trust dated June 24, 2025, and who further acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Trustees of said Trust.

Witness ~~my hand, at office~~, this 28 day of September, 2026.

_____
~~Notary~~ Signature

My commission expires: 10/10/26

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

Certificate of Authenticity

I, Christina Higgins, 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 9/28/2026.

Date

Affiant Signature

9/28/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of September, 2026.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029