WARRANTY DEED

Karen Johnson Davidson County
Batch# 1480973 DEEDWARR
10/06/2026 03:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20261006-0091954

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2026

Notary Public

MY COMMISSION EXPIRES: 3-6-29

(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS:
Fatima Smith	New Owner	050-03-0B-020.00C0
(NAME)	(NAME)	
1040 Mulberry Way		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **Drew Gaw, a married person** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Fatima Smith, a married person** HEREINAFTER CALLED THE GRANTEES, 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, and being Lot No. 21 on the Plan of Mulberry Downs, Phase I, of record in Book 7900, page 84, 85, 86 and Book 7900, Page 334, said Register's Office.

SAID Lot No. 21 fronts 37.23 feet on the northeasterly margin of Mulberry Way and extends back 105.00 feet on the northwesterly and 111.22 feet on the easterly line to a dead line in the rear measuring 52.20 feet thereon.

BEING the same property conveyed to Meshelda Thompson, unmarried, by Warranty Deed from Phillips Builders, Inc., dated March 31, 1993, of record in Book 8909, page 906, Register's Office for Davidson County, Tennessee. Meshelda Thompson died intestate on March 25, 2025, leaving as her only heir her son, Christopher Kirkland (see Affidavit of Heirship in Furtherance of Title of record in Instrument No. 20260521-0046185, Register's Office for Davidson County, Tennessee). AND being the same property conveyed to Drew P. Gaw by Warranty Deed from Christopher Kirkland, unmarried, dated June 16, 2026, of record in Instrument No. 20260617-0055114, Register's Office for Davidson County, Tennessee. The property conveyed herein is not the principal residence of the Grantor, nor is it the principal residence of the Grantor's spouse.

unimproved ☐

This is improved ☑ property, known as 1040 Mulberry Way, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2026, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 6900, page 940 and Book 7900, page 84; restrictions of record in in Book 8053, page 316, amended in Book 9892, page 939; Easement of record in Book 8059, page 371; Charter of record in Book 8164, page 37; Common open space deed of record in Book 8175,

page 137; all of record in the 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 hand this 30th day of September, 2026.

Drew Gaw

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Drew Gaw, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 30 day of September, 2026.

Notary Public
My Commission Expires: 10.29.28

AMANDA S. WILLIAMS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

File No.: 40464

Certificate of Authenticity

I, Holly A. Mason 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 the 30 day of September, 2026.

Affiant Signature

9/30/26
Date

State of Tennessee
County of Davidson

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

Notary's Signature (Notary Seal)
My Commission Expires: 7/14/2030

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY