Name and Address of New Owner:
Julian Avila Munoz
6343 Clarksville Pike
Joelton, TN 37080

Send Tax Bills To: New Owner
4218 Golden Sun Ct.
Murfreesboro, TN 37127
This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 021-00-0-075.00

Karen Johnson Davidson County
Batch# 730791 DEEDWARR
10/06/2021 08:56:30 AM 3 pgs
Fees: $18.00 Taxes: $996.04
20211006-0134072

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Joe F. Gillespie, Jr, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Julian Avila Munoz, a married man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land situated in Davidson County, Tennessee, and being more particularly described according to a survey made by Hickerson & Hickerson, Engineers, April 21, 1962, as follows:

Beginning on the Southwesterly margin of Clarksville Highway or Highway No. 12 at the Northwest corner of the J.J. Babb property; thence with said Babb's Western boundary line, South 26 degrees 30 minutes West 229.5 feet to an iron pin; thence South 43 degrees 30 minutes West 333.5 feet to an iron pin and fence post; thence North 56 degrees 16 minutes 90 feet; thence North 37 degrees 58 minutes East 401.5 feet to the Southwesterly margin of Clarksville Highway; thence with the same as follows: South 80 degrees 39 minutes East 108.6 feet; North 9 degrees 21 minutes East 15 feet, and South 80 degrees 39 minutes East 215.5 feet to the beginning, containing 3.4 acres, more or less.

INCLUDED in the above description BUT EXPRESSLY EXCLUDED THEREFROM is that portion conveyed to the State of Tennessee by Deed of record in Book 3641, Page 155, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Joe F. Gillespie and wife, Nancy I. Gillespie by Warranty Deed from James M. Edwards and wife, Nancy Jean Edwards, of record in Book 8389, page 777, Register's Office for Davidson County, Tennessee, dated June 28, 1991 and recorded on July 02, 1991, and Correction Deed recorded on December 23, 1991, in Book 8513, Page 840. (Value or consideration as shown in aforementioned deed $61,000.00.)

Being a portion of the same property conveyed to J. Michael Jacobs, Trustee, by Quitclaim Deed from Joe F. Gillespie and wife, Nancy I. Gillespie, of record in Book 8513, page 843, Register's Office for Davidson County, Tennessee, dated September 30, 1981 and recorded on December 23, 1981 and within the same deed the said J. Michael Jacobs, Trustee, Trustee, conveyed his interest in the subject property to Joe F. Gillespie and Hugh G. Gillespie (Value of consideration shown in aforementioned deed $0.00.)

Being a potion of the same property conveyed to Joe F. Gillespie Sr., and Joe F. Gillespie, Jr., as joint tenants with right of survivorship, by Quitclaim Deed from Joe F. Gillespie, Sr. of record in Book 10463, page 138, Register's Office for Davidson County, Tennessee, dated May 13, 1997 and recorded on May 22, 1997. (Value or consideration shown in aforementioned deed $0.00.) Joe F. Gillespie, Sr., having since died leaving Joe F. Gillespie, Jr. as sole owner.

Being also known as 6343 Clarksville Pike, Joelton, TN 37080.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 22nd day of September, 2021.

(SEAL)
Joe F. Gillespie, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Joe F. Gillespie, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22nd day of September, 2021.

Notary Public
My commission expires: 5-5-2025

SARAH LILE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $269,200.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
22nd day of September, 2021.

Notary Public
My commission expires:_____

MARGARET PHILPOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

File No. GNT-21-1850

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 **9/22/2021** (date of document).

Affiant Signature

9/22/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **22** day of **September**, 2**021**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

