Karen Johnson Davidson County
Batch# 792367 DEEDWARR
01/18/2022 02:27:36 PM 4 pgs
Fees: $23.00 Taxes: $1,128.50
20220118-0006923

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

CAITLIN TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES JULY 22, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$305,000.00**

Subscribed and sworn to before me this 10 day of January, 2022.

Notary Public **Affiant**
My Commission Expires: 7/22/25

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
NICOLA D. NAVARRO AND ELIZABETH NAVARRO 2473 Tinnin Road Nashville, TN	Same	003-00-0-039.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **SHANE GILLESPIE, SHANNON JONES, SHERREE CAPSHAW, SHONDA CARTER, TAMMY JO FLATT GILLESPIE, RYAN GILLESPIE, AND RACHEL GILLESPIE CAVE,** have this day bargained and sold, and do hereby transfer and convey unto the said **NICOLA D. NAVARRO AND ELIZABETH NAVARRO,** the Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 10th Civil District of Davidson County, Tennessee, being known as Tract No. 4 on the Map of the Subdivision of the L. Kenneth Johnson Farm, shown on a copy of a survey thereof made December 23, 1959, by Stephen A. Draper, Surveyor, and being more particularly described as follows:

Beginning at a point in the center line of Tinnin Road at the corner of Tracts 4 and 5, being 630 feet south of the southeast corner of Dana M. Laux (Instrument No. 20161229-0136772, RODC, formerly the Smiley one acre lot); thence with the center of said road, south 30° 01' East 59 feet; South 20° East 200 feet; south 8° East 100 feet to a corner of Lot No. 3; thence with the line between Tracts Nos. 3 and 4, south 71° 20' west 868 feet to a 10 inch hickory; thence north 42° 10' West 50 feet to a corner of Tract 5; thence with the line between Tracts 4 and 5, north 52° East 941 feet to the point of beginning, containing 4.21 acres, more or less.

Being the same property conveyed to MELVIN C. MASON AND WIFE, JOSEPHINE WELLS MASON, by deed from DONALD GILLESPIE AND WIFE, NANCY GAIL GILLESPIE, of record in Book 4737, page 924, dated July 26, 1973, said Register's Office.

MELVIN C. MASON died on or about March 30, 1987, leaving JOSEPHINE WELLS MASON as the surviving tenant by the entirety.

JOSEPHINE WELLS MASON, RESERVING A LIFE ESTATE UNTO HERSELF, conveyed said property to DONALD GILLESPIE, by Quitclaim Deed of record in Book 8422, page 424, dated August 16, 1991, said Register's Office. JOSEPHINE WELLS MASON died on or about December 21, 2007, thereby extinguishing said Life Estate.

DONALD GILLESPIE died testate on or about June 24, 2021, devising said property to BRANDON GILLESPIE, SHANE GILLESPIE, SHANNON JONES, SHERREE CAPSHAW, AND SHONDA CARTER, by will of record in Docket No. 21P1449, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

BRANDON GILLESPIE died intestate on or about September 18, 2021, leaving TAMMY JO FLATT GILLESPIE, RYAN GILLESPIE, AND RACHEL GILLESPIE CAVE as his only Heirs-at-Law. For further reference, see Affidavit of Heirship of record as Instrument No. 20220118-0006922, said Register's Office.

This property is not, nor has it ever been, a marital residence of the Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. §26-2-307 or other applicable statute.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 10 day of January, 2022.

SHANE GILLESPIE

SHANON JONES

SHERREE CAPSHAW

SHONDA CARTER

TAMMY JO FLATT GILLESPIE

RYAN GILLESPIE

RACHEL GILLESPIE CAVE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Dena F. Park, a Notary Public in and for said County and State, **SHANE GILLESPIE**, the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 10 day of January, 2022.

DENA F. PARK
STATE OF TENNESSEE
NOTARY PUBLIC

NOTARY PUBLIC

My Commission Expires: 1/25/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Dewn F. Park, a Notary Public in and for said County and State, **SHANNON JONES**, the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 10 day of January, 2022.

NOTARY PUBLIC

My Commission Expires: 1/25/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Dewn F. Park, a Notary Public in and for said County and State, **SHERREE CAPSHAW**, the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 10 day of January, 2022.

NOTARY PUBLIC

My Commission Expires: 1/25/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Dewn F. Park, a Notary Public in and for said County and State, **SHONDA CARTER**, the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 10 day of January, 2022.

NOTARY PUBLIC

My Commission Expires: 1/25/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Dewn F. Park, a Notary Public in and for said County and State, **TAMMY JO FLATT GILLESPIE**, the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 10 day of January, 2022.

NOTARY PUBLIC

My Commission Expires: 1/25/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Dawn F. Park, a Notary Public in and for said County and State, **RYAN GILLESPIE**, the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 10 day of January, 2022.

NOTARY PUBLIC

My Commission Expires: 1/25/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Dawn F. Park, a Notary Public in and for said County and State, **RACHEL GILLESPIE CAVE**, the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 10 day of January, 2022.

NOTARY PUBLIC

My Commission Expires: 1/25/22