WARRANTY DEED

Karen Johnson Davidson County
Batch# 1027914 DEEDWARR
07/18/2023 03:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20230718-0055355

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Carlos Jara Rios
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JULY, 2023.

Laura Elizabeth Mathis
Notary Public

MY COMMISSION EXPIRES: 3-28-26
(AFFIX SEAL)

LAURA ELIZABETH MATHIS NOTARY PUBLIC WILLIAMSON COUNTY TENNESSEE STATE of

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Carlos Jara Rios	SWBC Mortgage Corporation	147 16 0 130.00
(NAME) 5004 Raywood Lane	(NAME) 9311 San Pedro Ave., Suite 100	
(ADDRESS) Nashville, TN 37211	(ADDRESS) San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Grace Gillespie Hagewood sole devisee of the Estate of William Meredith Gillespie**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Carlos Jara Rios, a married man**, hereinafter called the Grantee, his 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. 44 on the Plan of Tusculum Fields, as of record in Book 2330, Page 16, Register's Office for Davidson County, Tennessee.

Said Lot No. 44 fronts 70 feet on the Easterly side of Raywood Lane and runs back between parallel lines, 198.4 feet to a dead line in the rear measuring 70 feet thereon.

Being the same property conveyed to William Meredith Gillespie and wife, Louise Gillespie from Woodbine Homes, Inc., a Corporation by Warranty Deed dated December 21, 1956 and recorded on December 21, 1956 in Book 2604, Page 489, Register's Office for Davidson County, Tennessee. The said Louise Gillespie having since died on February 14, 1979 and subject property vested in William Meredith Gillespie as the surviving tenant by entirety. William Meredith Gillespie having since died testate on February 14, 2023, leaving Grace Gillespie Hagewood as his sole devisee, His Last Will and Testament being probated in Case No. 23P902.in the Seventh Circuit Court for Davidson County, Tennessee,

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 5004 Raywood Lane, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 our hands this 18th day of July, 2023.

Estate of William Meredith Gillespie

BY: Grace Gillespie Hagewood
Grace Gillespie Hagewood, Executrix

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

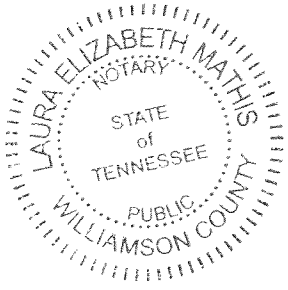
Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Grace Gillespie Hagewood with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon her oath acknowledged herself to be the Executrix of the Estate of William Meredith Giillespie, the within named bargainor, and that she as such Executrix being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of July, 2023.

Laura Elizabeth Mathis
Notary Public

My Commission Expires: 3-28-26

(SEAL)



Certificate of Authenticity

I, Tonya Loftin, 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 **July 18, 2023**.

Date

Tonya Loftin
Affiant Signature

July 18, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 18th day of July, 2023.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)