Karen Johnson
Batch # 1142456
06/03/2024 03:14:52 PM
Fees: $13.00 Taxes: $592.00
Davidson County
DEEDWARR
2 pgs
20240603-0041311

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ryan Tran 423 Janette Ave. Goodlettsville, TN 37072	Ryan Tran 423 Janette Ave. Goodlettsville, TN 37072	033-12-0-127.00

THIS INDENTURE, made this 31st day of May, 2024 between

Donald D. Gillespie, Glenda Johnston and Kristal Cook

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Ryan Tran, a married man

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in the 10th Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 61 on the Plan of Gateway Subdivision, Section 1, as of record in Book 3300, Pages 39-and 40, Register's Office for said County.

Said Lot fronts 104.15 feet on the Southerly side of Janette Avenue and extends back 131.7 feet, more or less, on the southeasterly line and 157.44 feet, more or less, on the southwesterly line, to the centerline of Dry Creek on which it measures 70 feet, more or less.

Being the same property conveyed to Donald D. Gillespie, Glenda Johnston and Ricky Gillespie, as tenants in common by Quitclaim Deed dated 8/15/2005 from Augie J. Gillespie, a widow of record in Instrument No. 20050817-0097355, Register's Office for Davidson County, Tennessee. Ricky Gillespie aka Ricky Anthony Gillespie, now deceased, having died 10/14/2022 leaving Kristal Cook as his only living heir. Affidavit of Heirship of record in Instrument No. 20240603 0041310 , Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 421 Janette Ave., Goodlettsville, TN 37072.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2024 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets their hand and seal the day and year first above written.

Donald D. Gillespie

Glenda Johnston

Kristal Cook

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Donald D. Gillespie, Glenda Johnston and Kristal Cook, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 31st day of May 2024.

Karen B. Heavener
Notary Public
My Commission Exp:_____

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $160,000.00.

Glenda Johnston
Affiant

Sworn to and subscribed before me, this 31st day of May 2024.

Karen B. Heavener
Notary Public
My Commission Exp:_____

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027