THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250149790**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $312,000.00. Megan Gillespie Affiant Subscribed and sworn to before me, this 18th day of February, 2025. Notary Public My Commission Expires:

JOHN W BISHOP NOTARY PUBLIC STATE OF TENNESSEE COUNTY 08-10-2027

WARRANTY DEED

Address New Owner: Megan Gillespie 635 Bixler Avenue Madison TN 37115	Send Tax Bills To: CrossCountry Mortgage, LLC 2160 Superior Ave Cleveland, OH 44114	Tax Information: Tax Parcel ID No. 043-05-0-260.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Elisabeth Small, Trustee of the SKE Revocable Trust dated July 27, 2021** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Megan Gillespie, a single woman**, ("Grantee"). her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 3 Carol, as shown on the map entitled Resubdivision of Woodlawn Estates Block "D", of record in Plat Book 5190, page 18, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ELISABETH K. SMALL, by deed from JOE MARTIN BROWN JR. AND WIFE, BETTY GROVES BROWN, of record in Instrument No. 20161026-0113291 , dated October 21, 2016 , said Register's Office.

Being the same property conveyed to SKE REVOCABLE TRUST, by quitclaim deed from ELISABETH SMALL, of record in Instrument No. 20220112-0004266, dated January 3, 2022, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 043-05-0-260.00.

Matters shown on the Plan of record in Plat Book 5190, page 18, said Register's Office.

This is improved property located at 635 Bixler Avenue Madison TN 37115

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 1239694 DEEDWARR
02/21/2025 02:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,154.40
20250221-0013151

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of February, 2025.

SKE Revocable Trust

Trustee

By: Elisabeth Small, Trustee

STATE OF ~~TENNESSEE~~ Texas)
COUNTY OF ~~DAVIDSON~~ Harris)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elisabeth Small, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of The SKE Revocable Trust dated July 27, 2021, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 18th day of February, 2025.

Notary Public

MYESHIA TAVETTE ALLEN
Notary Public, State of Texas
Comm. Expires 09-18-2025
Notary ID 131283412

My Commission Expires: 09/18/2025

True Copy Certification

I, **Pam Autry,** 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 this the 18 day of February, 2025.

Affiant Signature

Date 2/18/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 18 day of February, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027