WARRANTY DEED

S. CHAPEL DRUMMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF FEBRUARY, 2025

Notary Public

MY COMMISSION EXPIRES 11-3-25
(AFFIX SEAL)

Karen Johnson
Batch # 1242271
02/28/2025 03.20 09 PM
Fees $18 00 Taxes $1,387 50

Davidson County
DEEDWARR
3 pgs

20250228-0015223

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
River Gartner	**New Owner**	
(NAME)	(NAME)	**060-02-0-177.00**
3047 Richmond Hill Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **EQUITY TRUST COMPANY CUSTODIAN FBO JAMES GILLESPIE IRA,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL G. GARTNER AND MICHAEL C. GARTNER, TRUSTEES OF THE RIVER MCCOY GARTNER 2020 TRUST DATED DECEMBER 20, 2020,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 163 on the Plan of Section One Parkwood Estates, of record in Plat Book 2900, Page (s) 119 and 120, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Beginning at a point in the Westerly margin of Richmond Hill Drive, the common front corners of Lot No 163 and Reserved Tract "A" 105 0 feet to a concrete marker at the common real corners of Lots Nos 162 and 163, 135 0 feet to a point in the Southerly margin of Creekwood Drive thence with said margin of said Creekwood Drive 80.0 feet to a concrete monument at the beginning of a curve having a radius of 25 00 feet thence around said curve in right arc 39 27 feet to a concrete monument in the Westerly margin of Richmond Hill Dive 110 0 feet to the point of beginning

Being the same property conveyed to JP Investment Group, LLC, a Tennessee limited liability company by Warranty deed from Carrie Mae Floyd, unmarried of record in Instrument No 20200214-0017180 Register's Office for Davidson County, Tennessee, dated February 12, 2020 and recorded on February 14, 2020

Being the same property conveyed to Johnnie Poole, II, as his sole and separate property by Quit Claim deed from JP Investment Group, LLC of record in Instrument No 20200811-0089205 Register's Office for Davidson County, Tennessee, dated August 10, 2020 and recorded on August 11, 2020; Scrivener's Affidavit in Instrument No 20240510-0034455, said Register's Office.

Being the same property conveyed to JP Investment Group, LLC, a Tennessee limited liability company by Quit Claim deed from Johnnie Poole, II of record in Instrument No. 20201202-0139889 Register's Office for Davidson County, Tennessee, dated September 30, 2020 and recorded on December 02, 2020. Scrivener's Affidavit of record in Instrument No. 20240510-0034456, said Register's Office.

Being the same property conveyed to James Gillespie IRA by Substitute Trustee's Deed from Devon J Sutherland, Trustee, dated December 18, 2024 and recorded December 19, 2024 in Instrument No. 20241219-0098694, Register's Office of Davidson County, Tennessee. Note: Scrivener's Affidavit recorded in Instrument 20250225-0013868 correcting Grantee's name.

This conveyance is subject to·
- Taxes for the year 2025 and thereafter, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 2900, Pages 119 and 120, Register's Office for Davidson County, Tennessee

- Restrictions of record in Book 3136, Page 52, as amended in Book 3253, Page 591, in the Register's Office for Davidson County, Tennessee
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **3047 Richmond Hill Drive, Nashville, Tennessee 37207**

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(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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 my/our hand(s) this the 26th DAY OF FEBRUARY, 2025

Equity Trust Company Custodian FBO James Gillespie IRA

BY _____
James Gillespie
Account Owner

STATE OF New York
COUNTY OF Clinton

Before me, the undersigned Notary Public, personally appeared JAMES GILLESPIE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the ACCOUNT OWNER of EQUITY TRUST COMPANY CUSTODIAN FBO JAMES GILLESPIE IRA, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as ACCOUNT OWNER

Witness my hand and official seal, this the 26th of February, 2025

_____
Notary Public
My Commission Expires 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, **John Gleaves** do hereby make oath that I am 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 authenticated according to law on FEBRUARY 26, 2025

Affiant Signature

February 27, 2025
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 27th day of February, 2025

Notary's Signature

My Commission Expires 5/6/28
Date

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2028

Notary's Seal (if on paper)