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Batch # 1318110
09/04/2025 11 11 10 AM
Fees $13 00 Taxes $2,904 50

Davidson County
DEEDWARR
2 pgs

20250904-0070681

This Instrument Prepared By and Returned To: Concord Title, 3000 Meridian Blvd, Ste. 140, Franklin, TN 37067, File No 202510693 After Recording Return To The Above.	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$785,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Erin Leigh Gillespie Affiant Sworn to and subscribed before me this 2nd day of September, 2025 Notary Public My Commission Expires _____

MARGARET R MEANS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/22/2029 DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 2nd day of September, 2025, among.

JUSTIN L. HIGHT AND LAURA A. HIGHT, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

ERIN LEIGH GILLESPIE, A SINGLE WOMAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 189 on the plan of Final P.U.D. Plan, Phase III-D, "Sheffield" on the Harpeth of record in Plat Book 7900, pages 710 and 712, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Justin L. Hight and Laura A. Hight, husband and wife by deed from Joseph P. White and wife, Gina J. White, dated May 29, 2018, of record in Instrument No. 20180530-0051420, Register's Office for Davidson County, Tennessee.

Being also known as 809 Onslow Way, Nashville, TN 37221.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee, and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

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 undersigned have executed this instrument on the date first above written.

Justin L. Hight

Laura A. Hight

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Justin L. Hight and Laura A. Hight**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of September, 2025

NICK HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-07-2026

Notary Public
My Commission Expires:_____

Owner Name & Property Address:

Name. Erin Leigh Gillespie
Address: 809 Onslow Way
City, State, Zip: Nashville, TN 37221

Responsible Party For Taxes:

Name. Same as New Owner
Address: _____
City, State, Zip: _____

Tax ID: 141-15D-189.00

Return to:
POST RECORDING
RUDY TITLE & ESCROW LLC
608 SHELBY AVENUE
NASHVILLE, TN 37206