Karen Johnson Davidson County
Batch# 1337453 DEEDWARR
10/23/2025 11:49:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251023-0084507

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is NONE ($0.00) (Exempt pursuant to T.C.A. § 67-4-409(a)(C)(vi). Affiant Sworn to and subscribed before me this 23rd day of October 2025 Notary Public Comm Exp: 06-05-2029

PARKER T. BROWN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

This Instrument Prepared by: Parker T. Brown, Esq.
Fidelis Law PLLC • 1585 Mallory Lane • Suite 104 • Brentwood Tennessee 37027

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
JACK GILLESPIE REVOCABLE LIVING TRUST dated March 18, 2025	SAME AS NEW OWNER	061-11-0-253-00
1139 McAlpine Avenue		
Nashville, TN 37216		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, WE, MINDY SCIBILIA and MARC SCIBILIA (Grantors), wife and husband, do hereby transfer, release, and convey any and all of our right, title and interest in and to that certain real estate located in Davidson County, Tennessee, to the grantor trust known as the JACK GILLESPIE REVOCABLE LIVING TRUST dated March 18, 2025 (Grantees), and any amendments thereto, being more particularly described as follows:

Land in Davidson County, Tennessee, being Parcel No. 253 on the Final Plat of 1139 and 1201 McAlpine Avenue as shown on Plat of record in 20161129-0125056, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said property was formerly known as Lot 11 on the Plan of Kennedy & Graves Plan of Monte Vista of record in Plat Book 421, Page 143, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to MINDY SCIBILIA and MARC SCIBILIA, wife and husband, and JEANINE SCIBILIA, an unmarried woman, by SHANE STRATTON and ANGELA P. STRATTON, wife and husband, by Warranty Deed of record in Instrument Number 20210728-0101377, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for current year and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

The legal description is taken from the prior deed of record.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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.

The property is known as 1139 McAlpine Avenue, Nashville, TN 37216.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on October 21, 2025.

MINDY SCIBILIA

MARC SCIBILIA

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MINDY SCIBILIA and MARC SCIBILIA, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this October 21, 2025.

NOTARY PUBLIC

My Commission Expires: PARKER T. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-05-2029

TRUE COPY CERTIFICATION

I, PARKER T. BROWN, 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 October 21, 2025

10/22/25

PARKER T. BROWN, Affiant

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 22nd day of October, 2025.

Notary Public

My Commission Expires:

