Karen Johnson Davidson County
Batch# 1369575 DEEDWARR
01/14/2026 09:46:30 AM 4 pgs
Fees: $23.00 Taxes: $686.35
20260114-0003324

WARRANTY DEED

HOLLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $185,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 01/02/2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES 03/09/27

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 118 Saundersville Road
Hendersonville, TN 37075
file # 9422-25NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Brook Gillespie	**New Owner(s)**	P/O 048-00-0-062.00
909 Rosa L. Parks Blvd., Apt 205		
Nashville, TN 37208		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

William John Newman and wife, Kristen Cody Newman and Larry Flick, as to a life estate

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brook Gillespie, a married man

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

PROPERTY LOCATED IN THE 1ST COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TN, AND BEING DESCRIBED ACCORDING TO A SURVEY BY KENNETH A. BAU, RLS #2019, 1202 CROSSLAND AVE, CLARKSVILLE, TN 37042, DATED NOVEMBER 5, 2023, AS FOLLOWS:

COMMENCING AT A 5/8" IRON PIN FOUND IN THE CENTER OF A GRAVEL ACCESS DRIVE AND HAVE A TENNESSEE STATE PLANE COORDINATE OF N: 695090.1020, E: 1717149.8558; THENCE WITH THE SOUTH LINE OF THE GROVES PROPERTY, RECORDED IN INSTR. NO. 20040624-0074993 AND SAID ACCESS DRIVE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 126.42 FEET, WITH A RADIUS OF 269.14 FEET, WITH A CHORD BEARING OF N 36°36'10" W , WITH A CHORD LENGTH OF 125.26 FEET TO A 5/8" IRON PIN FOUND, SAID IRON PIN BEING THE TURE POINT OF BEGINNING OF THIS TRACT; THENCE WITH SAID ACCESS DRIVE ACROSS THE PARENT TRACT WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 72.20 FEET, WITH A RADIUS OF 269.14 FEET, WITH A CHORD BEARING OF N 17°27'39" W , WITH A CHORD LENGTH OF 71.99 FEET TO A POINT; THENCE LEAVING SAID ACCESS DRIVE ACROSS THE PARENT TRACT, AS FOLLOWS: N 24°23'43" W A DISTANCE OF 316.85 FEET TO A 1/2" IRON PIN SET; THENCE N 43°40'40" W A DISTANCE OF 348.66 FEET TO A 1/2" IRON PIN SET; THENCE N 24°44'25" E PASSING A 1/2" IRON PIN SET AT 29.98 FEET IN ALL A DISTANCE OF 361.66 FEET TO A 5/8" IRON PIN FOUND; THENCE WITH THE LAWHORN PROPERTY, RECORDED IN INSTR. NO. 20160112-0003104 S 66°59'20" E A DISTANCE OF 607.41 FEET TO A 5/8" IRON PIN FOUND; THENCE WITH THE SAID GROVES PROPERTY S 24°22'38" W A DISTANCE OF 798.87 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 7.75 ACRES, MORE OR LESS.

Being a portion of the same property conveyed to Robert T. Ladd and Christine Maupin Ladd by Warranty deed from Henry A Maupin and Edith Irene Maupin of record in Book 2481, page 125, Register's Office for Davidson County, Tennessee, dated October 29, 1955 and recorded on October 31, 1955.

Being a portion of the same property conveyed to Robert T. Ladd and wife Christine Maupin Ladd by Warranty deed from Lorene Maupin Stanley and Henry A. Maupin of record in Book 3467, page 437, Register's Office for Davidson County, Tennessee, dated December 15, 1962 and recorded on December 21, 1962.

Being a portion of the same property conveyed to Mrs. Robert Ladd by Warranty deed from Mrs. Lorine Stanley of record in Book 3823, page 503, Register's Office for Davidson County, Tennessee, dated October 19, 1964 and recorded on October 19, 1964.

Being a portion of the same property conveyed to Barbara Luther, Larry L. Flick, Robert T. Ladd Jr., and Sandra L. Bauman, as joint tenants with right of survivorship by Quit Claim deed from Robert T. Ladd and Christine Ladd (By and through Barbara Luther, Attorney in Fact for Christine Ladd) of record in Instrument No. 20120921-0085947, Register's Office for Davidson County, Tennessee, dated September 11, 2013 and recorded on September 21, 2013.

Christine Maupin Land a/k/a Mrs. Robert Ladd, having died intestate on October 1, 2012, a portion of her interest in said property vesting in Robert T. Ladd as the surviving tenant by the entirety, with the remaining portion of her interest in said property vesting in her heirs at law: Robert T. Ladd, Barbara Luther, Larry L. Flick, Robert T. Ladd, Jr. and Sandra L. Bauman, as shown in Affidavit of Heirship of record in Instrument No. 20200929-0111974, Register's Office for Davidson County, Tennessee.

Robert T. Ladd, having died intestate on January 16, 2014, his interest in said property vesting in his heirs at law: Barbara Luther, Larry L. Flick, Robert T. Ladd, Jr. and Sandra L. Bauman, as shown in Affidavit of Heirship of record in Instrument No. 20200929-0111974, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Larry Flick by Quit Claim Deed from Barbara Luther, Robert T. Ladd Jr., and Sandra L. Bauman of record in Instrument No. 20171016-0105812, Register's Office for Davidson County, Tennessee, dated October 11, 2017 and recorded on October 16, 2017 and as corrected in Instrument No. 20200929-0111975.

Being the same property conveyed to William John Newman and wife Kristen Cody Newman, and Larry Flick, life estate by Quit Claim Deed from Larry Flick of record in Instrument No. 20210611-0079169 Register's Office for Davidson County, Tennessee, dated June 9, 2021 and recorded on June 11, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

Property is Unimproved Property.

This is property known as Drakes Branch Road Nashville, TN 37218

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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.

Witness my hand on January 02, 2026.

William John Newman

Kristen Cody Newman

Larry Flick

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, William John Newman, Kristen Cody Newman, and Larry Flick, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this January 02, 2026.

Lynae Wilder

Notary Public

My Commission Expires: 9.16.2029

LYNAE WILDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File #: 9422-25NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 January 6, 2026.

Affiant Signature

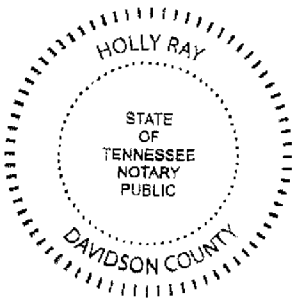
January 8, 2026

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 8th day of January, 2026.



Notary's Signature

My Commission Expires: 03/09/27