AFTER RECORDING RETURN TO:
Heritage Financial -Estate Plan
740C Conference Drive
Goodlettsville, TN 37072
File No. Gillespie1

Karen Johnson Davidson County
Batch# 1402296 DEEDWARR
04/06/2026 04:03:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260406-0027547

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 133-12

# WARRANTY DEED

(Uncle to Niece with Reserved Life Estate)

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR A VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Gail Gillespie, unmarried man,** an individual, residing at 402 Tampa Drive, Nashville, TN 37211, hereby referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Monica Parker, unmarried**, residing at Atlanta, GA., hereby referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

**Land in Davidson County, Tennessee, being Lot No. 66 on the plan of Windsor Park, record in Book 3600, Page 64, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description.**

Property commonly known as: 402 Tampa Drive, Nashville, TN 37211

Being the same property conveyed to Gail Gillespie, unmarried man, from Phyllis Y. Gillespie, unmarried, in a Quitclaim Deed dated 11/02/1992 and recorded 11/03/1992 under Book 8774, Page 483 in the Register's Office of Davidson County, Tennessee.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

SUBJECT to a Life Estate retained by **Gail Gillespie**, Grantor.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

Taxes for the year 2026 shall be [_____] prorated between Grantor and Grantees as of the dated selected by Grantor and Grantees, or [ Y ] paid by Grantees, or [_____] paid by Grantor.

The property herein conveyed [_____] is not part of the homestead of Grantor, or [_X_] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Gail Gillespie

**Gail Gillespie**

STATE OF TENNESSEE
COUNTY OF Davidson

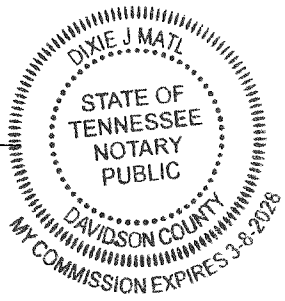
Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Gail Gillespie** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Davidson County, this 3rd day of April, 20 26.

Dixie J Matl

Notary Public

My Commission expires: 3/08/2028




No title exam performed by the preparer. Legal description and party's names provided by the party.

**Tennessee Certification of Electronic Document**

I, Gail Gillespie, 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 April 03, 2026. (date of document).

Gail Gillespie
Affiant Signature

04/03/2028
Date

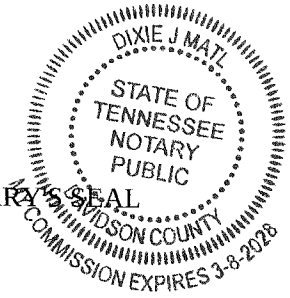
STATE OF TENNESSEE
COUNTY OF Davidson

Sworn to and subscribed before me this 3rd day of April, 2026

Dixie J Mall
Notary's Signature

My Commission Expires: 03/08/2028

NOTARY'S SEAL



## VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $_____0_____, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Gail Gillespie
Affiant

Print Name: Gail Gillespie

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn to before me this 3rd day of April, 2024

Dixie J Matl
Notary Public
My Commission Expires: 03/08/2028

DIXIE J MATL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2028

Name and address for person(s) responsible for taxes:

Gail Gillespie
402 Tampa Drive
Nashville, TN 37211

Name and address of property owner:

Gail Gillespie
402 Tampa Drive
Nashville, TN 37211