Karen Johnson Davidson County
Batch# 1478429 DEEDWARR
09/28/2026 03:48:30 PM 4 pgs
Fees: $23.00 Taxes: $851.00
20260928-0089751

This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 17 day of June , A.D., 20 26 , by and between

Tiffany M. Baxter, an unmarried woman

First Party, and

ETHAN STUART GILLISPIE, AN UNMARRIED MAN,
Second Parties,

WITNESSETH: That said First Party, for and in consideration of the sum of ---------One and NO/100---------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Unit No. B-9, on the Plan of Section One, The Town Center Homes at Lenox Village, as established by the Master Deed of record in Instrument No. 20020315-0032825, as amended in Instrument No. 20021226-0158459, and shown as Exhibit "B" of the Supplement of record in Instrument No. 20031212-0178492, and as shown on the plan of record in Instrument No. 20031120-0169460, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tiffany M. Baxter by Deed dated April 17, 2023 from Paige R. Levy, Trustee of the Paige R. Levy Living Trust dated February 27, 2020, recorded April 18, 2023, in Instrument Number 20230418-0028577, in the Official Records of Davidson County, Tennessee.

OWNER:
ETHAN STUART GILLISPIE
7003 LENNOX VILLAGE DRIVE B9
NASHVILLE TN 37211

RESPONSIBLE TAXPAYER:
ETHAN STUART GILLISPIE
7003 LENNOX VILLAGE DRIVE B9
NASHVILLE TN 37211

CLT # 172120D01900CO (MAP & PARCEL)

MR-LX-724142

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

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 said First Party hereunder set his/her hand and seal the day and year first above written.

✕ Tiffany M. Baxter
Tiffany M. Baxter

✓STATE OF Tennessee

✓COUNTY OF Davidson

Personally appeared before me, Tiffany M. Baxter, an unmarried woman, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of June, 2026.

✓ Felecia Martin
Notary Public

My Commission Expires: ✓ 1/26/2028

FELECIA MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

MR-LX-724142

OATH OF CONSIDERATION

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $230,000.00.

Affiant

STATE OF TENNESSEE, COUNTY OF Williamson

Subscribed and sworn before me this the 25TH day of September, 20 26.

Signature of Notary Public

Kayla Tabor

Printed Name of Notary

3/28/28

Commission Expiration

Notary Seal

KAYLA TABOR
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

MR-LX-724142

Certificate of Authenticity

I, J. Trent Lehman, 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 6/17/2026.

Date

Affiant Signature

9/25/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 25th day of September, 2026.

Notary's Signature

My Commission Expires: 3/29/28
Date

Notary's Seal (if on paper)

