NEW OWNER:
ANDREW EVANS
748 BLOOMDALE TRACE
HERMITAGE, TN 37076

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 22-1903

Map & Parcel
086120A087.00

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 962387 DEEDWARR
01/19/2023 10:19:53 AM 3 pgs
Fees: $18.00 Taxes: $1,803.75
20230119-0004361

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred Eighty-Seven Thousand Five Hundred and 00/100 Dollars ($487,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **GREGORY JOE EDWARDS, TRUSTEE OF THE GREGORY JOE EDWARDS REVOCABLE TRUST DATED JULY 7, 2016,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **ANDREW EVANS and KRISTI EVANS, husband and wife,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 87, Section 4, Tulip Grove Pointe, as shown on the plat of the same of record in Instrument No. 20180117-0004797, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to GREGORY JOE EDWARDS, TRUSTEE OF THE GREGORY JOE EDWARDS REVOCABLE TRUST, DATED JULY 7, 2016, by Warranty Deed from WRIGHT FARMS, L.L.C., a Tennessee limited liability company, dated June 4, 2020, and of record in Instrument No. 20200605-0058076, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **748 BLOOMDALE TRACE, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20180117-0004797, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 17th day of January, 2023.

THE GREGORY JOE EDWARDS REVOCABLE TRUST
DATED JULY 7, 2016

BY: GREGORY JOE EDWARDS, TRUSTEE

LISA BOWMAN
NOTARY PUBLIC, ARKANSAS
Benton County
COMMISSION # 12396842
COMMISSION EXP. 12/04/2023

STATE OF ARKANSAS

COUNTY OF Benton

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **GREGORY JOE EDWARDS, TRUSTEE OF THE GREGORY JOE EDWARDS REVOCABLE TRUST DATED JULY 7, 2016**, 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 and official seal at office this 13th day of January, 2023.

NOTARY PUBLIC

My commission expires: 12-4-2023

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The actual consideration or value, whichever is greater, for this transfer is **$487,500.00**.

AFFIANT

Sworn to and subscribed to before me this 17th day of January, 2023.

NOTARY PUBLIC

My commission expires: 1/26/25

HEATHER MORRISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN. 26, 2025