Karen Johnson Davidson County
Batch# 1152481 DEEDWARR
06/28/2024 01:01:30 PM 3 pgs
Fees: $18.00 Taxes: $2,348.95
20240628-0048840

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $634,850.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES: 7-14-2027

(AFFIX SEAL)

JILL SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
2204-A Madison Street
Clarksville, TN 37043

14-NSH24-07974

Address of New Owner:	Send Tax Bills to:	Tax Information:
The Robert J. McGaw Irrevocable Gift Trust dated June 9, 2023 1016 Wellmoor Court Nashville, TN 37209	The Robert J. McGaw Irrevocable Gift Trust dated June 9, 2023 1016 Wellmoor Court Nashville, TN 37209	114-07-0B-120.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Janet L. Whipple, an unmarried woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **The Robert J. McGaw Irrevocable Gift Trust dated June 9, 2023**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 109 on the Plan of Section Five, Westchase, R20 Residential P.U.D. of record in Plat at Instrument No. 20041215-0149127, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Richard L. Whipple and Janet L. Whipple, husband and wife by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20050426-0046309 Register's Office for Davidson County, Tennessee, dated April 22, 2005 and recorded on April 26, 2005. Richard L. Whipple having since died on July 6, 2023 leaving Janet L. Whipple as sole surviving spouse.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 1016 Wellmoor Court, Nashville, TN 37209

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 seised 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.

WITNESS my hand this 28th day of June, 2024

Janet L. Whipple

Janet L. Whipple

STATE OF TENNESSEE

COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Janet L. Whipple, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Clarksville, Tennessee, this 28th day of June, 2024.

Notary Public

My Commission Expires: 7-14-2027

JILL SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

TRUE COPY CERTIFICATION

Required under T.C.A Section 66-24-101(d)(3) after July 1, 2021

I, Jill Simms **, 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** 6-28-2024 **(date of document).**

Jill Simms — 6-28-2024

Custodian's Signature **Date**

STATE OF TENNESSEE

COUNTY OF MONTGOMERY

Sworn to and subscribed before me this 28th **day of** June, 2024.

Notary Public

My Commission Expires: 10/10/24

THOMAS E BOSECKER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY