Karen Johnson Davidson County
Batch# 1157836 DEEDWARR
07/15/2024 08:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20240715-0052821

Prepared by:
Security Title & Escrow Co., LLC
1500 Hatcher Lane
Columbia, Tennessee 38402-1431

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Jeff Gossett and Sherri Gossett, Co-Trustees of the Irrevocable Trust of Alma Gossett Dated March 22, 2023**, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **The Ruel B. Jones Revocable Living Trust Dated May 15. 2019**, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

BEING in the 5th formerly the 7th Civil District of Davidson County, Tennessee, and described according to a copy of a survey dated November 12, 1956, b Hickerson-Miller Engineers, Surveyors, as follows:

BEGINNING at an iron pin in the east margin of Old Hickory Boulevard, the south corner of the Clark Property; thence with Clark's easterly line North 25° 41' East 98 feet to an iron pin in the southwest corner of the Simpson Property; thence with Simpson's South line along a fence, South 86° 58' East 780 feet to an iron pin in the corner of the Older Roller Place; thence along the west line of said Old Holler Place, along a fence; South 2° 33; West 274.6 feet to the original southeast corner of the Gossett Property; as conveyed by deed in Book 1578, Page 423, said Register's Office; thence with the south line of said conveyance (not along an old barbed wire fence) North 86° 38' West 675 feet to an iron pin in the east margin of Old Hickory Boulevard; thence with the margin of the same North 33° 51' West 240 feet more or less to the point of beginning, containing 4.9 acres, more or less.

BEING the same property conveyed to Jeff Gossett and Sherri Gossett, Trustees of The Irrevocable Trust of Alma Gossett, dated March 22, 2023 by deed dated March 22, 2023 of record in Instrument No. 20240503-0040244, Register's Office of Davidson County, Tennessee. See Power of Attorney of record in Book 9220, Page 319, Register's Office of Davidson County, Tennessee. See also deed dated December 27, 1956 of record in Book 2647, Page 497, Register's Office of Davidson County, Tennessee.

Map & Parcel: 173-00-0-38

Property Address: 14588 Old Hickory Blvd., Antioch, Tennessee 37013

FIRST PARTY warrants that no other individual or entity holds any other interest in the above-described property, whether marital or otherwise. FIRST PARTY further warrants that the above-described property is not and has never been their personal residence.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized And possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 11 day of **July, 2024**.

The Irrevocable Trust of Alma Gossett Dated March 22, 2023

Seller(s): Jeff Gossett Co Trustee
Jeff Gossett, Co-Trustee

Sherri Gossett, Co Trustee
Sherri Gossett, Co-Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared **Jeff Gossett and Sherri Gossett**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Co-Trustees of **The Irrevocable Trust of Alma Gossett Dated March 22, 2023,** a will, the within named bargainor, and that as such Trustee, being authorized so to do, executed the foregoing instrument for the purpose therein contained and expressed, by signing the name of the trust by themselves as such Trustees.

WITNESS my hand, at office, this 11 day of **July, 2024**.

My commission expires: 4/25/26

Notary Public

KIM SWANNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF MAURY MY COMM. EXPIRES JANUARY 25, 2026

STATE OF TENNESSEE
COUNTY OF Maury

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$400,000.00.**

Affiant

WITNESS my hand, at office, this 11 day of **July, 2024**.

My commission expires: 4/25/24

Notary Public

KIM SWANNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF MAURY MY COMM. EXPIRES JANUARY 25, 2026

NEW PROPERTY OWNERS:

Ruel Jones
14588 Old Hickory Blvd.
Antioch, TN 37013

PERSON(S) RESPONSIBLE FOR TAXES:

~~Same~~ Ruel Jones
515 Tanksey Ave
Nashville, TN
37211

I, Kim Swann, 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 7/11/24.

7/11/24

Affiant Signature

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 11 day of July, 2024.

Commission Expires:

Notary Signature

