Karen Johnson Davidson County
Batch# 1158389 DEEDWARR
07/16/2024 08:07:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20240716-0053203

WARRANTY DEED

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-25-2025

File No. DH-24-6945

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of July, 2024

Notary Public

MY COMMISSION EXPIRES: 6/25/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adam Gregory and Laura Gregory	Ameris Bank	
(NAME)	(NAME)	
7220 Magnolia Hills Drive	1000 Corp Centre #120	155-12-0A-021.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Franklin TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **James LeRoy Raver, Trustee of The Revocable Trust of James LeRoy Raver and Alice Weisburd Raver, dated March 1, 2024**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Laura Gregory and Adam Gregory, wife and husband**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS 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. 21 on the Plan of Final Plat Magnolia Hills of record in Plat Book 7900, Page 782, and amended in Book 7900, Page 809, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to James L. Raver and wife, Alice W. Raver by Warranty Deed from South Harpeth Construction Company, Inc of record in Book 9819, page 502, Register's Office for Davidson County, Tennessee, dated October 02, 1995 and recorded on October 05, 1995.

Being the same property conveyed to James LeRoy Raver and Alice Weisburd Raver, Trustee of The Revocable Trust of James LeRoy Raver and Alice Weisburd Raver, dated March 1, 2024 by Quitclaim Deed from James L. Raver and Alice W. Raver, Husband and Wife of record in Instrument No. 202403010014526 Register's Office for Davidson County, Tennessee, dated March 01, 2024 and recorded on March 01, 2024.

This is property more commonly known as 7220 Magnolia Hills Drive, Nashville, TN 37221.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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/our hand this 10th day of July, 2024.

The Revocable Trust of James LeRoy Raver and Alice Weisburd Raver, dated March 1, 2024

By: James LeRoy Raver
James LeRoy Raver, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared James LeRoy Raver with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Trustee of the The Revocable Trust of James LeRoy Raver and Alice Weisburd Raver, dated March 1, 2024, the within named bargainor, and that he as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself as Trustee.

Witness my hand this 10th day of July, 2024.

NOTARY PUBLIC

My commission expires: May 8, 2025

Andrew Suzore
State of Tennessee Notary Public
Davidson County

Tennessee Certification of Electronic Document

I, Emma Howard, 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 7/10/24 (date of document).

Emma Howard
Affiant Signature

7/10/24
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 10 day of July, 2024.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L. Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL