WARRANTY DEED

Karen Johnson Davidson County
Batch# 1212001 DEEDWARR
12/03/2024 12:12:30 PM 3 pgs
Fees: $18.00 Taxes: $867.65
20241203-0093828

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE,
COUNTY OF Montgomery
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF NOVEMBER, 2024.

Anna Shinn
Notary Public

MY COMMISSION EXPIRES: 9/15/27

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Karen Lynn Gibson	New Owner	064-12-0A-910.00
(NAME)	(NAME)	
910 Old Fountain Place		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I Anna Greenwood, Successor Trustee of the Penny R. Greenwood Living Trust dated June 24, 2010**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Karen Lynn Gibson, an unmarried woman, as sole ownership**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, State of Tennessee, being Unit No. 910. on the Plan of Section 2 of Fox Run Condominiums, of record in Plat Book 5200, Page 148, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Penny R. Greenwood, unmarried by Warranty Deed from Joseph K. Zitelli, a married man, dated 04/20/2021, of record in Instrument No. 20210426-0055030, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Penny R. Greenwood, Trustee of the Penny R. Greenwood Living Trust dated June 24, 2010, as restated on September 8, 2021, and any amendments thereto by Quitclaim Deed from Penny R. Greenwood, dated 09/08/2021, of record in Instrument No. 20210917-0124956, Register's Office for Davidson County, Tennessee.

Anna Greenwood and Anna Kohl Greenwood are one in the same person.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 910 Old Fountain Place, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 26th day of November, 2024.

Penny R. Greenwood Living Trust dated June 24, 2010

BY: Anna Kohl Greenwood

AKG ~~Anna Kohl Green~~, Successor Trustee

Anna Kohl Greenwood

State of Florida

County of **Broward**

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Anna Greenwood, Sucessor Trustee of the Penny R. Greenwood Living Trust dated 6/24/2010 with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and Official seal at office on this 26th day of November, 2024.

Valarie Ivory Ferguson

Notary Public:

My Commission Expires: 12/26/2027

VALARIE IVORY FERGUSON
Notary Public - State of Florida
Commission # HH 450437
My Comm. Expires Dec 26, 2027
Bonded through National Notary Assn.

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Certificate of Authenticity

I, Joshua A. Terry, 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 11/26/24.

Affiant Signature – Joshua A. Terry

12/3/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/3/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27