Warranty Deed

Karen Johnson Davidson County Batch# 1216446 DEEDWARR 12/16/2024 08:08:30 AM 3 pgs Fees: $18.00 Taxes: $2,386.50 20241216-0097188	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $645,000.00. Affiant Subscribed and sworn to before me, this the 13th day of December, 2024. Notary Public My commission expires:

C. V. CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
The 2015 Michael and Jennifer Gilbert Family Trust	New Owner(s)	141-15-0C-013.00-CO
6905 River Ridge Drive		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **VIRGINIA H. WEBB AND HUSBAND, JAMES WESLEY WEBB**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL J. GILBERT AND JENNIFER K. GILBERT, TRUSTEES OF THE 2015 MICHAEL AND JENNIFER GILBERT FAMILY TRUST DATED SEPTEMBER 21, 2015**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 197 on the Plan of Rolling River Estates, Phase 6 of record in Plat Book 5800, Page 34, 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 Virginia H. Webb and husband, James Wesley Webb by Warranty Deed from Timothy A. Robert and wife, Debra A. Robert of record in Instrument No. 20160921-0099535 Register's Office for Davidson County, Tennessee, dated September 15, 2016 and recorded on September 21, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 6905 River Ridge Drive, Nashville, TN 37221, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 13th day of December, 2024.

Virginia H. Webb

James Wesley Webb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Virginia H. Webb and James Wesley Webb, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 12th day of December, 2024.

Notary Public

My Commission Expires: 09107126

HAYLIE HAWKINS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
09/07/2026
COUNTY OF DAVIDSON

True Copy Certification

I, **Pam Autry,** 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 this the 13 day of December, 2024.

Affiant Signature

Date 12/13/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 13 day of December, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

