NEW OWNER:
MATTHEW ROSS
833 HUNTERS HILL TRACE
OLD HICKORY, TN 37138

SEND TAX BILLS TO:
REGIONS BANK d/b/a REGIONS MORTGAGE
P. O. BOX 200401
FLORENCE, SC 29502-0401

Map & Parcel No.: 064030C00800

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 24-1545

Space for Recorder's stamp

Karen Johnson Davidson County
Batch # 1222950 **DEEDWARR**
01/03/2025 08 46 04 AM 3 pgs
Fees $18 00 Taxes $4,070 00



20250103-0000468

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Million One Hundred Thousand and 00/100 Dollars ($1,100,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **PAMELA SIMPSON BODIFORD, TRUSTEE and MARK RANDALL SIMPSON, TRUSTEE OF THE D. LANNY SIMPSON AND JUDITH B. SIMPSON JOINT REVOCABLE LIVING TRUST II, dated August 24, 2011, and any amendments thereto,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **MATTHEW ROSS and DIDI ILIEVA ROSS, husband and wife** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 296, Plan of Brandywine Pointe, Section 2, Phase I, of record in Plat Book 7900, Page 172, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to D. LANNY SIMPSON AND JUDITH B. SIMPSON JOINT REVOCABLE LIVING TRUST II, dated 8/24/2011, and any amendments thereto, by Quitclaim Deed from D. Lanny Simpson and wife, Judith B. Simpson, Trustees u/a/d June 29, 1995, and any amendments thereto, dated September 12, 2011, and of record in Instrument No. 20110915-0071547, Register's Office for DAVIDSON County, Tennessee. Judith B. Simpson is now deceased, having died on February 29, 2024. D. Lanny Simpson has since resigned as Trustee. For further reference to title, see Memorandum of Change of Trustee, of record in Instrument No. 20240911-0070093, whereby Mark Randall Simpson and Pamela Simpson Bodiford are set forth as the Trustees of the D. Lanny Simpson and Judith B Simpson Joint Revocable Living Trust II dated August 24, 2011.

THIS IS IMPROVED PROPERTY more commonly known as **833 HUNTERS HILL TRACE, OLD HICKORY, TN 37138**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 7900, Page 172, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 30th day of December, 2024.

THE D. LANNY SIMPSON AND JUDITH B. SIMPSON JOINT REVOCABLE LIVING TRUST II dated August 24, 2011

Pamela Simpson Bodiford Trustee

BY: PAMELA SIMPSON BODIFORD, TRUSTEE

Mark Randall Simpson Trustee

BY: MARK RANDALL SIMPSON, TRUSTEE

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **PAMELA SIMPSON BODIFORD, TRUSTEE AND MARK RANDALL SIMPSON, TRUSTEE OF THE D. LANNY SIMPSON AND JUDITH B. SIMPSON JOINT REVOCABLE LIVING TRUST**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of December, 2024.

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MARCH 07, 2028

NOTARY PUBLIC

My commission expires: _____

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The actual consideration or value, whichever is greater, for this transfer is **$1,100,000.00**.

AFFIANT

Sworn to and subscribed to before me this 30th day of December, 2024.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026