Karen Johnson
Batch # 1242611
03/03/2025 02 40 53 PM
Fees $18 00 Taxes $3,326 30

20250303-0015772

Davidson County
DEEDWARR
3 pgs

WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

G-C-25-1825

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $899,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF FEBRUARY, 2025

Notary Public

MY COMMISSION EXPIRES 11-3-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Joshua Andrew Gregory and Rachel-Chloe Gregory	**Old National Bank**	
(NAME) **1825 Apple Ridge Circle**	(NAME) **P.O. Box 918**	**172-14-0A-112 00-CO**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) **Evansville, IN 47706**	
(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 consideration, the receipt of which is hereby acknowledged, **MARK CORBEIL, TRUSTEE OF THE MARK CORBEIL 2019 IRREVOCABLE TRUST ESTABLISHED SEPTEMBER 27, 2019,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSHUA ANDREW GREGORY AND RACHEL-CHLOE GREGORY, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 41 on the Plan of Section Three, Wexford Downs, of record in Plat at Instrument No 20000810-0079246, 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 Mark Corbeil, Trustee of the Mark Corbeil 2019 Irrevocable Trust by Warranty Deed from Henry J Garcia and Jessica J Garcia, husband and wife of record in Instrument No 20220103-0000562 Register's Office for Davidson County, Tennessee, dated December 17, 2021 and recorded on January 03, 2022

This conveyance is subject to
- Taxes for the year 2025 and subsequent years, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat at Instrument No 20000810-0079246, Register's Office for Davidson County, Tennessee
- All matters shown on the PUD Boundary Plat of record in Book 9700, Page 221, Register's Office for Davidson County, Tennessee
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10292, Page 51, Book 10792, Page 822 and Instrument No 20000810-0079498, Register's Office for Davidson County, Tennessee
- HOA Charter of record in Book 10500, Page 444, Register's Office for Davidson County, Tennessee
- Quitclaim Deed conveying common area to HOA of record in Instrument No 20040311-0028010, Register's Office for Davidson County, Tennessee
- Easement granted to BellSouth Telecommunications of record in Book 10529, Page 560 and Instrument No 20020807-0095117, Register's Office for Davidson County, Tennessee
- Easement granted to Nashville Gas Co of record in Book 10359, Page 615, Register's Office for Davidson County, Tennessee
- Storm Water Detention Agreement of record in Book 10357, Page 925, Register's Office for Davidson County, Tennessee
- Deed of Conveyance to Metro Government (Sanitary Sewer) of record in Book 11201, Page 766 and Book 11444, Page 177, in the Register's Office for Davidson County, Tennessee
- Deed of Conveyance to Metro Government (Water Main) of record in Book 11444, Page 149, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **1825 Apple Ridge Circle, Nashville, Tennessee 37211**

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), their heirs and 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), 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(s) this the 21st DAY OF FEBRUARY, 2025

Mark Corbeil 2019 Irrevocable Trust

BY _____
Mark Corbeil
Trustee

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK CORBEIL, TRUSTEE of MARK CORBEIL 2019 IRREVOCABLE TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 21st of February, 2025

_____
Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, _Dawn Martin_____, 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 __February 27, 2025___ (date of document).

Dawn Martin
Affiant Signature

Date 2/27/25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of February, 2025.

Notary Signature

MY COMMISSION EXPIRES: 11-3-25

