Karen Johnson
Batch # 1271500
05/09/2025 01 01 12 PM
Fees $18 00 Taxes $1,024 90

Davidson County
DEEDWARR
3 pgs

20250509-0036674

WARRANTY DEED

CALLIE HODGES
TENNESSEE
NOTARY
PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $277,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF MAY, 2025

Notary Public

MY COMMISSION EXPIRES 10/30/28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J Miranda Belote, Attorney at Law, 365 West Main Street, Hendersonville, TN 37075

File No 2025 0051

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NO(S)
David Murphy and Julie Murphy	David Murphy + Julie Murphy	075-09-0-201 00
(NAME)	(NAME)	
276 Bonnasprings Drive	276 Bonnasprings Drive	
(ADDRESS)	(ADDRESS)	
Hermitage TN 37076	Hermitage TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Seventy-Seven Thousand And No/100 Dollars ($277,000 00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CORA M GIBBS, TRUSTEE UNDER THE REVOCABLE TRUST AGREEMENT OF CHARLES E GIBBS AND CORA M. GIBBS, DATED JULY 22, 2019, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID MURPHY AND JULIE MURPHY, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

See Exhibit "A" attached hereto and made a part hereof

unimproved ☐
This is improved ☑ property, known as 276 Bonnasprings Drive, Hermitage, TN 37076
(House No) (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 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 successors 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 our hands this 7 day of May, 2025

The Revocable Trust Agreement of Charles E Gibbs and Cora M Gibbs, dated July 22, 2019

Cora Gibbs

By Cora Gibbs, Trustee

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Cora M. Gibbs,Trustee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged herself to be the Trustee of The Revocable Trust Agreement of Charles E Gibbs and Cora M Gibbs, dated July 22, 2019, the within named bargainor, a Trust, and that she as such Trustee, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by herself as Trustee

WITNESS my hand and seal at office this 7 day of May, 2025

MMBelote

NOTARY PUBLIC

My Commission Expires 2/27/29

MIRANDA BELOTE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

EXHIBIT "A"

A certain tract or parcel of land located in Davidson County, Tennessee
Being Lot No 1139 on the Plan of Hermitage Hills Subdivision, Section 9, as of record in Book 3600, Page 97, Register's Office for Davidson County, Tennessee

Said Lot No 1139 fronts 79 5 feet on the westerly margin of Bonnasprings Drive and runs back between lines measuring 110 48 feet on the northerly line 126.51 feet on the southerly line to a broken line in the rear measuring 122 81 feet thereon

Being the same property conveyed to Charles E Gibbs and Cora M Gibbs, Trustee under the Revocable Trust Agreement of Charles E Gibbs and Cora M Gibbs, dated July 22, 2019, by Quitclaim Deed from Charles E Gibbs and Cora M Gibbs, dated July 22, 2019 and recorded July 24, 2019, in Instrument No 20190724-0072592, Register's Office for Davidson County, Tennessee

The Charles E Gibbs having since died November 5, 2020 Pursuant to Trust Agreement, dated July 22, 2019, The said Cora M Gibbs, is named as the Sole Trustee upon the death of Charles E. Gibbs

Commonly known as 276 Bonnasprings Drive, Hermitage, TN 37076