NEW OWNER:
ROSEMARY E. FOX, TRUSTEE
516 ALBANY DRIVE
HERMITAGE, TN 37076

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

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

FILE NO: 25-0541

Map & Parcel No.: 07503005000

Space for Recorder's stamp

Karen Johnson
Batch # 1274325
05/19/2025 08 41 21 AM
Fees $18 00 Taxes $1,332 00

Davidson County
DEEDWARR
3 pgs

20250519-0038992

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Sixty Thousand and 00/100 Dollars ($360,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **MICHELLE R. REYNOLDS and JOHN J. GIBBY, SUCCESSOR TRUSTEES OF THE 2014 WILLIAM V. GIBBY TRUST, DTD. APRIL 8, 2014,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **ROSEMARY E. FOX, TRUSTEE OF THE RALPH E. FOX AND ROSEMARY E. FOX REVOCABLE LIVING TRUST U/A/D AUGUST 30, 2007,** ("Grantee"), her successors 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 Lot No. 143, Tulip Grove Subdivision, Section 3, of record in Plat Book 3700, Page 146, as amended in Instrument No. 20141029-0099690, 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 WILLIAM V. GIBBY, AS TRUSTEE OF THE 2014 WILLIAM V. GIBBY TRUST, DTD. APRIL 8, 2014, by Quitclaim Deed from William V. Gibby, as Trustee of the William V. Gibby and/or Helen M. Gibby Revocable Living Trust, dated April 8, 2014, and of record in Instrument No. 20140408-0029384, Register's Office for DAVIDSON County, Tennessee William V. Gibby is now deceased, and pursuant to the terms of the 2014 William V. Gibby Trust, Dtd. April 8, 2014, Michelle R. Reynolds and John J Gibby are the Successor Co-Trustees of the trust.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as **516 ALBANY DRIVE, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her successors 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 3700, Page 146, as amended in Instrument No. 20141029-0099690, 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 13th day of May, 2025.

THE 2014 WILLIAM V. GIBBY TRUST, DTD. APRIL 8, 2014

Michelle R. Reynolds Successor Trustee

BY: MICHELLE R. REYNOLDS, SUCCESSOR TRUSTEE

Successor Trustee

BY: JOHN J. GIBBY, SUCCESSOR TRUSTEE

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **MICHELLE R. REYNOLDS, SUCCESSOR TRUSTEE and JOHN J. GIBBY, SUCCESSOR TRUSTEE OF THE 2014 WILLIAM V. GIBBY TRUST, DTD. APRIL 8, 2014**, 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 13th day of May, 2025.

NOTARY PUBLIC

My commission expires: JACOB THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY MY COMMISSION EXPIRES AUGUST 19, 2025

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The actual consideration or value, whichever is greater, for this transfer is **$360,000.00**.

Rosemary E. Foy
AFFIANT

Sworn to and subscribed to before me this 13th day of May, 2025.

NOTARY PUBLIC

My commission expires: JACOB THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY MY COMMISSION EXPIRES AUGUST 19, 2025