NEW OWNER:
RICHARD MCINTYRE and JENNA MCINTYRE
5992 PORT ANADARKO TRAIL
HERMITAGE, TN 37076

SEND TAX BILLS TO:
BOXCAR MORTGAGE, LLC dba
VALOR HOME LOANS
664 SEMINOLE AVE., SUITE 101
ATLANTA, GA 30307

Map & Parcel No.: 09704003600

THIS INSTRUMENT PREPARED BY:

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

FILE NO: 25-0495

Space for Recorder's stamp

Karen Johnson Davidson County
Batch # 1274345 DEEDWARR
05/19/2025 08 49 32 AM 3 pgs
Fees $18 00 Taxes $1,627 63

20250519-0039016

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred Thirty-Nine Thousand Nine Hundred and 00/100 Dollars ($439,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ROSEMARY E. FOX, TRUSTEE OF THE RALPH E. FOX AND ROSEMARY E. FOX REVOCABLE LIVING TRUST, U/A/D AUGUST 30, 2007** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **RICHARD MCINTYRE and JENNA MCINTYRE, 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. 78, Plan of Lake Park, Section I, of record in Plat Book 4175, Pages 134-135, 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 RALPH E. FOX and ROSEMARY E. FOX, AS TRUSTEES FOR THE RALPH E. FOX and ROSEMARY E. FOX REVOCABLE LIVING TRUST, by Limited Warranty Deed from Ralph E Fox and Rosemary E. Fox, dated November 19, 2007, and of record in Instrument No. 20071119-0135199, Register's Office for DAVIDSON County, Tennessee. Ralph E. Fox is now deceased, thus, Rosemary E. Fox is now the sole Trustee of THE RALPH E FOX and ROSEMARY E. FOX REVOCABLE LIVING TRUST.
>
> This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **5992 PORT ANADARKO TRAIL, HERMITAGE, TN 37076**.

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 4175, Pages 134 and 135, 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 RALPH E. FOX AND ROSEMARY E. FOX
REVOCABLE LIVING TRUST, U/A/D AUGUST 30, 2007

Rosemary E. Fox, Trustee

BY: ROSEMARY E. FOX, TRUSTEE

STATE OF TENNESSEE

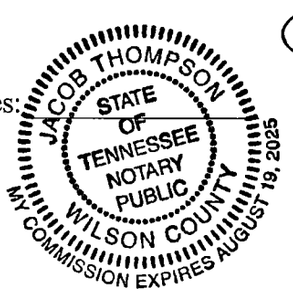
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **ROSEMARY E. FOX, TRUSTEE OF THE RALPH E. FOX AND ROSEMARY E. FOX REVOCABLE LIVING TRUST, U/A/D AUGUST 30, 2007**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she 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:



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The actual consideration or value, whichever is greater, for this transfer is **$439,900.00**.

AFFIANT

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

NOTARY PUBLIC

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