NEW OWNER:
VICTORIA MICHELLE GREGORY
737 DUTCHMANS COURT
HERMITAGE, TN 37076

SEND TAX BILLS TO:
United Wholesale Mtg
700 South Blvd Ste East
Pontiac, MI 48341

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

FILE NO: 25-0803

Map & Parcel No.: 07507015800

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 1293789 DEEDWARR
07/03/2025 01:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,331.63
20250703-0052817

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Fifty-Nine Thousand Nine Hundred and 00/100 Dollars ($359,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **MICHAEL W. MOSER and ANDREA C. OXLEY, both unmarried, as joint tenants with right of survivorship,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **VICTORIA MICHELLE GREGORY and BROOKE MARIE GREGORY, a married couple,** ("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. 183, Plan of Section 3, Highlands of Tulip Grove, of record in Plat Book 4675, Page 140, 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 MICHAEL W. MOSER and ANDREA C. OXLEY, both unmarried, as joint tenants with right of survivorship, by Warranty Deed from Christopher S. Jones, an unmarried man, dated November 9, 2023, and of record in Instrument No. 20231113-0087927, Register's Office for DAVIDSON County, Tennessee.

THIS IS IMPROVED PROPERTY more commonly known as 737 **DUTCHMANS COURT, 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 4675, Page 140, 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 2nd day of July, 2025.

Michael W. Moser

MICHAEL W. MOSER

Andrea C Oxley

ANDREA C. OXLEY

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **MICHAEL W. MOSER and ANDREA C. OXLEY**, 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 2nd day of July, 2025.

NOTARY PUBLIC

My commission expires: _____

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

****

The actual consideration or value, whichever is greater, for this transfer is **$359,900.00.**

AFFIANT

Sworn to and subscribed to before me this 2nd day of July, 2025.

NOTARY PUBLIC

My commission expires: 8/3/26

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Andy Maloney, 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 7/2/2025 (date of document).

Affiant Signature

Date 7/2/2025

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 2 day of July, 2025.

Notary's Signature
MY COMMISSION EXPIRES: 2/7/2026

LINDA M. SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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