Warranty Deed

Karen Y Johnson Davidson County
Batch# 169889 DEEDWARR
12/04/2018 11:19:09 AM 2 pgs
Fees: $13.00 Taxes: $1,406.00

20181204-0118129

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $380,000.00.

Megan Pawlek
Affiant

Subscribed and sworn to before me, this the 29th day of November, 2018.

Notary Public

My commission expires: 7-5-2021

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 7-5-2021

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Susan Cohen Rori A. Cohen	Next owners	
414 Belle Pointe Drive		142100B03700CO
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LARRY BEN WILKES EXECUTOR AND HEIR TO THE ESTATE OF LORRAINE WILSON, DECEASED AND LESLEY MARIA BISIO-THOMAS AND SETH LINDSAY WILSON HEIRS TO THE ESTATE OF LORRAINE WILSON, DECEASED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SUSAN COHEN, UNMARRIED AND RORI A. COHEN, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land located in Davidson County, Tennessee, and being Unit No. 37 on the plan of Belle Pointe, Phase 1, a planned unit development, as shown on plat of record in Plat Book 6250, pages 500 and 501, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lorraine Wilson by deed from Horst Lossmann, a/k/a Horst Lossman, unmarried of record in Book 10114, page 868, Register's Office for Davidson County, Tennessee, dated 07/08/1996 and recorded on 07/09/1996.

Lorraine Wilson died October 20, 2017. She left a will probated at Docket No. 17P2041 naming heirs Larry Ben Wilkes, Lesley Maria Bisio-Thomas and Seth Lindsay Wilson. Larry Ben Wilkes was appointed executor of the Estate.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-DP-18-414

The address of the herein described property is believed to be 414 Belle Pointe Drive, Nashville, TN 37221, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of November, 2018.

Heirs to the Estate of Lorraine Wilson, Deceased

Larry Ben Wilkes, EXECUTOR
Larry Ben Wilkes, Executor

Larry Ben Wilkes
Larry Ben Wilkes

LESLEY MARIA BISIO-THOMAS BY LARRY BEN WILKES AS ATTORNEY IN FACT
Lesley Maria Bisio-Thomas by Larry Ben Wilkes, Attorney in Fact

SETH LINDSAY WILSON BY LARRY BEN WILKES AS ATTORNEY IN FACT
Seth Lindsay Wilson by Larry Ben Wilkes, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Larry Ben Wilkes, Executor and Heir to the Estate of Lorraine Wilson, Deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day of November, 2018.

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of November, 2018, before me personally appeared Larry Ben Wilkes, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Lesley Maria Bisio-Thomas and Seth Lindsay Wilson, Heirs to the Estate of Lorraine Wilson, as attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Lesley Maria Bisio-Thomas and Seth Lindsay Wilson.

Witness my hand and seal this 29th day of November, 2018.

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

Notary Public

My Commission Expires: