Karen Johnson Davidson County
Batch# 265241 DEEDWARR
08/01/2019 12:43:30 PM 3 pgs
Fees: $18.00 Taxes: $666.00
20190801-0076101

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: May 3, 2020

(AFFIX SEAL)

MEGAN KRINER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Irene C. Edison	Irene C. Edison	064090A02500CO
(NAME) 4546 S Trace Boulevard	(NAME) 4546 S Trace Boulevard	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, 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 **Jeffrey S. Wilson and Bridgette R. Wilson, husband and wife,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Irene C. Edison, a single woman**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee and being known and designated as all of Unit No. 4546 as shown on the site plan of Southfork Condominiums, Phase One, of record in Book 6783, Page 865, in the Register's Office for Davidson County, Tennessee, said site plan being Exhibit "C" to the Master Deed for Southfork Condominiums, of record in Book 6783, Page 839 and also of record in Plat Book 6250, Page 386 and Plat Book 6900, Page 132, in the Register's Office for Davidson County, Tennessee, and as said Unit is described in said Master Deed, together with an undivided interest in the common elements appurtenant to said Unit as set forth in said Master Deed.

Being the same property conveyed to Jeffrey S. Wilson and Bridgette R. Wilson, husband and wife, by Warranty Deed from Barbara M. Brock and David T. Brock, tenants by the entirety, filed for record on March 30, 2015 and Instrument Number 20150330-0027348, said Register's Office.

This conveyance is subject to the following: Taxes for the year 2019 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 6250, Page 386 and Plat Book 6900, Page 132,in the Register's Office of Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Book 6783, Page 839, Register's Office of Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Book 6906, Page 733 and Amendment recorded as Book 8291, Page 955, Register's Office of Davidson County, Tennessee; Storm Water Detention Agreement recorded of Record in Book 6566, Page 208, in the Register's Office of Davidson County, Tennessee; Charter of Southfork Homeowners Association recorded of Record in Book 6790, Page 998, in the Register's Office of Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 4546 S Trace Boulevard, Old Hickory, TN 37138
(House Number) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their 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.

Effective the 31st day of July, 2019.

Jeffrey S. Wilson

Jeffrey S. Wilson

Bridgette R. Wilson

Bridgette R. Wilson

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffrey S. Wilson and Bridgette R. Wilson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 31st day of July, 2019.

Tracey Trumphour

Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:

201908010076101

True Copy Certification

I, Megan Kriner, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Megan Kriner

State of Tennessee

County of Wilson

Personally appeared before me, Jason C. Nguyen, a notary public for this county and state, Megan Kriner, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jason C. Nguyen

My Commission Expires: 5/17/21

{Notary' Seal}

