Karen Johnson Davidson County
Batch# 293174 DEEDWARR
09/30/2019 01:26:30 PM 3 pgs
Fees: $18.00 Taxes: $462.50
20190930-0099329

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $125,000.00

Affiant

Subscribed and sworn to before me, this 30th day of September, 2019.

Notary Public

My commission expires: OCT 2 0 2020

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
ExCel Builders of Tennessee	New Owner	**05208016400**
1541 Meadow Bend Drive	**Same**	
Madison, TN 37115		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Derrick Wilbert, Komiko Harris and Ronald Wilbert

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ExCel Builders of Tennessee

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Meadow Bend Subdivision, Section 3, of record in Plat Book 6250, page 532, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Edward E. Wilbert, unmarried, by Warranty Deed from Stacey M. Kizer, unmarried, dated February 27, 2004, of record in Instrument No. 20040302-0023197, Register's Office for Davidson County, Tennessee. Edward E. Wilbert, having passed away on April 8, 2019, left Komiko Harris, Ronald Wilbert, and Derrick Wilbert as heirs-at-law, as evidenced by the Order Granting Letters of Administration, Case No. 19P-1273, entered into the record of the Davidson County Probate Court on August 8, 2019, the Affidavit of Heirship of Wayne C. Dixon, of record in Instrument No. ___*____, Register's Office for Davidson County, Tennessee, and the Affidavit of Heirship of Harold L. Brown, of record in Instrument No. ____**____, Register's Office for Davidson County, Tennessee.

* 201909300099326 ** 201909300099327

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1541 Meadow Bend Drive, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, their heirs and 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.

Derrick Wilbert By Komiko Harris Attorney In Fact Date: 9/26/19

Derrick Wilbert
By: Komiko Harris
Attorney in Fact

Komiko Harris Date: 9/26/19

Komiko Harris

Ronald Wilbert Date: 9-26-19

Ronald Wilbert

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Komiko Harris and Ronald Wilbert, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26TH day of SEPTEMBER, 2019.

ROBERT FORREST DON AKIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

NOTARY PUBLIC

My Commission Expires: 9/16/22

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Komiko Harris with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact of Derrick Wilbert , and is authorized by him to execute this instrument on his behalf by virtue of a Power of Attorney recorded in Book __201909300099328_____, in said Register's Office.

Witness my hand, at office, this 26TH day of SEPTEMBER, 2019.

ROBERT FORREST DON AKIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

NOTARY PUBLIC

My Commission Expires: 9/16/22

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

