19-10-16023

WARRANTY DEED

Karen Johnson Davidson County
Batch# 300176 DEEDWARR
10/14/2019 09:16:23 AM 3 pgs
Fees: $18.00 Taxes: $1,106.30
20191014-0104834

Address New Owners as:	Tax Bill To:	Map / Parcel
Ian C. Kiernon 447 Wilclay Drive Nashville, TN 37209	New Owner	102 04 0 132.00

This instrument prepared by: The Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **CHRISTINE A. WILSON, AS TRUSTEE FOR THE CHRISTINE A. WILSON REVOCABLE LIVING TRUST**, (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto **IAN C. KIERNON, A SINGLE PERSON,** (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 832 on the Plan of Charlotte Park, Section 22, of record in Plat Book 3700, Page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Christine A. Wilson, As Trustee for The Christine A. Wilson Revocable Living Trust, by Warranty Deed from IRA Innovations, LLC, F/K/A Entrust Administration of the Southeast, Inc., FBM Troy Kinsel IRA, An Alabama Limited Liability Company, of record in Instrument Number 20160217-0015046, Register's Office for Davidson County, Tennessee.

This is improved property known as 447/449 Wilclay Drive, Nashville, TN 37209.

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater for this transfer is $299,000.00.

Affiant

Subscribed and sworn to before me this 11 day of October, 2019.

Notary Public

My Commission Expires: 6/11/2023

LOGAN C. E. BELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/11/2023
COUNTY OF CHEATHAM

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 10th day of October, 2019.

Christine A. Wilson, As Trustee for
The Christine A. Wilson
Revocable Living Trust

Trustee

By: Christine A. Wilson, Trustee

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared Christine A. Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be Christine A. Wilson, As Trustee for The Christine A. Wilson Revocable Living Trust and as such Trustee acknowledged that she is authorized to execute the foregoing instrument on behalf of the Trust the within named

bargainor, and that she as such Trustee, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust by him/herself as Christine A. Wilson.

Witness my hand this 10 day of October, 2019.

Notary Public

My Commission Expires: 6/11/2023

