Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV19-0636

Karen Johnson Davidson County
Batch# 305477 DEEDWARR
10/24/2019 11:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20191024-0109133

STATE OF TENNESSEE
COUNTY OF ~~Sumner~~ WB Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of October, 2019

Notary Public

Commission Expires: 10/22/23

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jimmy L. Holt, Jr. and Latisha M. Holt 301 Mathes Drive Goodlettsville, TN 37072	New owner at property address	018-07-0-059.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Darryl Haskel Wilson and Vivian Wilson Lineweaver Hubble, Co-Successor Trustees of the Ruby C. Wilson Trust

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jimmy L. Holt, Jr. and Latisha M. Holt, husband and wife

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 the 2nd Civil District of Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of Connell Estates Section Three, Lot 92, Section Four, Lot 18 of record in Book 6050, Page 442, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Hermon H. Wilson and wife, Ruby C. Wilson by Warranty Deed from James L. Lawley and wife, Myrtle G. Lawley of record in Book 8153, Page 120, Register's Office for Davidson County, Tennessee, dated July 12, 1990 and recorded on July 16, 1990.

Being the part of the same property conveyed to Patricia A. Keller Trustee by Quitclaim Deed from Hermon H. Wilson and wife, Ruby C. Wilson of record in Book 10273, Page 96, Register's Office for Davidson County, Tennessee, dated November 20, 1996 and recorded on November 27, 1996 and within the same deed the said Patricia A. Keller, Trustee conveyed her interest in the subject property to Hermon H. Wilson and wife, Ruby C. Wilson, as tenants in common.

Hermon H. Wilson died October 13, 2002. Last Will and Testament admitted to the Davidson County Probate Division as Docket No. 04P1111.

Being the same property conveyed to Ruby C. Wilson Trust by Quitclaim Deed from Ruby C. Wilson of record in Instrument No. 20040311-0028258, Register's Office for Davidson County, Tennessee, dated February 24, 2004 and recorded on March 11, 2004. (Value of consideration shown in aforementioned deed $0.00.)

Ruby C. Wilson died July 25, 2018, Darryl Haskel Wilson and Vivian Wilson Lineweaver Hubble appointed Co-Successor Trustees.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 301 Mathes Drive, Goodlettsville, TN 37072

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 so 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 21st day of October, 2019.

Ruby C. Wilson Trust

By: _____, Co-Successor Trustee
Darryl Haskel Wilson, Co-Successor Trustee

By: _____
Vivian Wilson Lineweaver Hubble, Co-Successor Trustee

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Darryl Haskel Wilson, Co-Successor Trustee of Ruby C. Wilson Trust** 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 _____, Kentucky this ____ day of October, 2019.

_____
Notary Public
My Commission Expires: 3/12/2023

(Notary Seal)

SIRIPON YEILDING
NOTARY PUBLIC - STATE OF TEXAS
ID # 129877098
COMM. EXP. 03-12-2023

Ruby C. Wilson Trust

By: Vivian Wilson Lineweaver Hubble
Vivian Wilson Lineweaver Hubble, Co-Successor Trustee

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Vivian Wilson Lineweaver Hubble, Co-Successor Trustee of Ruby C. Wilson Trust** 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 Hendersonville, Tennessee this 22nd day of October, 2019.

Kim Gillespie
Notary Public
My Commission Expires: 9.22.20

(Notary Seal)

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, Venikka Branch, 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 Davidson
Personally appeared before me, Cari Allen a notary public for this county
And state, Veni Kka Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Cari Allen
Notary's Signature

My Commission Expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021