Warranty Deed

Karen Johnson Davidson County Batch# 462951 DEEDWARR 08/24/2020 03:42:30 PM 3 pgs Fees: $18.00 Taxes: $798.01 20200824-0095718	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $215,679.00. Affiant Subscribed and sworn to before me, this the 21st day of August, 2020. Notary Public My commission expires: 11/8/22

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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:
Leroy Joseph Wilson David Patrick Wilson	Same as New Owner	149-04-0-084.00
2636 Edge O Lake Drive		
Nashville, TN 37217		

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, **SHERYL DAWN MAST CAIN, MARTIN DANIEL MAST AND MICHAEL MAST, HERIS AT LAW OF THE ESTATE OF MARIAN HELEN MARTIN MAST,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LEROY JOSEPH WILSON AND DAVID PATRICK WILSON, AS JOINT TENANTS WITH RIGHTS 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:

The following described tract or Parcel of land, to wit:

Being Land in Davidson County, Tennessee and further described as Lot No. 370 on the plan of Edge-O -Lake Estates subdivision Section Six, as of record in Book 3700, Page 15 and 16 Register' s Office for said County.

Said Lot No. 370 fronts 80 feet on the northerly side of Edge-O-Lake Drive and runs back between Parallel lines 147.50 feet to a line at the rear on which it measures 80 feet thereon.

Being the same property conveyed to Donald W. Mast and wife, Marian M. Mast by Deed from Thurman and Stevens Construction Company, Inc., a Tennessee Corporation, of record in Book 4019, Page 569, Register's Office for Davidson County, Tennessee, dated May 20, 1966 and recorded on May 24, 1966.

Being the same property conveyed to Marian Helen Martin Mast by Quitclaim Deed from Donald William Mast, of record in Book 7456, Page 684, Register's Office for Davidson County, Tennessee, dated December 4, 1987 and recorded on January 26, 1988.
Also see Final Decree between Marian Helen Martin Mast vs Donald William Mast in the Circuit Court for Davison County, Tennessee, Docket No. 78647, of record in Book 7389, Page 254, Register's Office for Davidson County, Tennessee.

The Last Will and Testament of Marian Mast was filed in the Register's Office for Davidson County, Tennessee, in Instrument No. 20170105-0001439 on January 05, 2017. No death notice or probate was found of record.

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.

The address of the herein described property is believed to be 2636 Edge O Lake Drive, Nashville, TN 37217, 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 21st day of August, 2020.

Estate of Marian Helen Martin Mast

By: Sheryl Dawn Mast Cain, Heir-at-Law by Martin Daniel Mast her attorney-in-fact
Sheryl Dawn Mast Cain, Heir-at-Law, by
Martin Daniel Mast, her attorney-in-fact

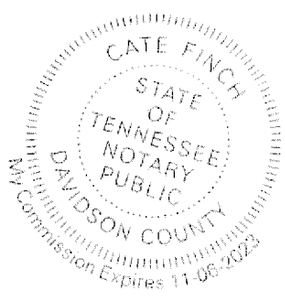
By: Martin Daniel Mast
Martin Daniel Mast, Heir-at-Law

By: Michael R. Mast
Michael Mast, Heir-at-Law

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 Michael Mast and Martin Daniel Mast, indivdually and as attorney in fact for Sheryl Dawn Mast Cain, Heirs-at-Law of Estate of Marian Helen Martin Mast, 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 21st day of August, 2020.



Notary Public

Certificate of Authenticity

I, Steven Disser, 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 TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser 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: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON