Karen Johnson Davidson County
Batch# 512909 DEEDWARR
11/10/2020 10:27:30 AM 3 pgs
Fees: $18.00 Taxes: $296.00
20201110-0132195

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $80,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 5th day of November, 2020.

NOTARY PUBLIC

My commission expires:

STATE OF TENNESSEE NOTARY PUBLIC MY COMMISSION EXPIRES DECEMBER 12, 2020 CRAIG W. CLARKE WILSON COUNTY

THIS INSTRUMENT PREPARED BY

BT Birthright Title, LLC

2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Wise Industries, Inc.	SAME AS NEW OWNER	05308013200
(NAME)	(NAME)	
PO Box 149		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Tim Watkins, Trustee of the Tim Watkins Revocable Trust, dated June 5, 2019,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Wise Industries, Inc.**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 4 of Block 17 on the Plan of Dabbs and Elliott Subdivision No. 1, Old Hickory, of record in Plat Book 547, page 127, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being a portion of the property conveyed to Tim Watkins by deed from George R. Wauford and wife, Linda Wauford, of record in Instrument Number 20181016-0102215, said Register's Office.

Being the same property conveyed to Tim Watkins Revocable Trust, dated June 5, 2019, Tim Watkins, Trustee, by deed from Tim Watkins of record in Instrument No. 20190625-0061232, said Register's Office.

This property is __unimproved _X_improved property known as: 306 28th Street, Old Hickory, TN 37138.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office

of the Register of Deeds where the real property is situated.

Witness our hands this 5th day of November, 2020.

Tim Watkins Revocable Trust, dated June 5, 2019

BY: _____

Tim Watkins, Trustee

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 Tim Watkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged himself as Trustee of Tim Watkins Revocable Trust, dated June 5, 2019, and in his capacity as such Trustee, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of November, 2020.

_____

Notary Public
My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires December 12, 2022
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY