RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Rd.
Suite 203
Mt. Juliet, Tennessee 37122
File No.: WB200362

Karen Johnson Davidson County
Batch# 552231 DEEDWARR
01/12/2021 09:33:30 AM 4 pgs
Fees: $23.00 Taxes: $847.30
20210112-0005121

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,000.00.

Melissa Lowe
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of December, 2020.

NOTARY PUBLIC

My commission expires: 4-17-2023

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N. Mt. Juliet Road, Suite 203, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory McCormack and Courtney McCormack 2929 Teakwood Drive Nashville TN 37214	Same address as new owner	09610010500

FOR AND IN CONSIDERATION of the sum of Two Hundred Twenty Nine Thousand and 00/100 Dollars ($229,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **BENJAMIN C. WILSON AND WHITNEY WILSON, TRUSTEES OF BENJAMIN WILSON REVOCABLE LIVING TRUST, UNDER THE PROVIDSIONS OF A TRUST AGREEMENT DATED APRIL 3, 2017**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **GREGORY HOWARD MCCORMACK AND COURTNEY MCCORMACK**, husband and wife, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 120 on the Map of Cloverhill Section II, as of record in Plat Book 2133, page 46, Register's Office of Davidson County, Tennessee, to which refernce is hereby made for a more complete description.

Being the same property conveyed to Benjamin Wilson and Whitney Wilson, Trustees of the Benjamin Wilson Revocable Living Trust, under the provisions of a Trust agreement dated April 3, 2017 from Francine Dobson, an unmarried woman, by Warranty Deed dated 09/14/2020 and recorded 09/15/2020 in Instrument No. 20200915-0104974, Register's Office of said County.

Being the same property conveyed to Ray Dobson from The Elizabeth B. Campbell Testamentary Trust by Quitclaim Deed dated 12/26/2012 and recorded 01/23/2013 in Instrument No. 20130123-0007273, Register's Office of said County. The said Ray Dobson having since died. Property devised to his surviving spouse, Francine Diane

Dobson by Affidavit of Inheritance of Real Estate dated 08/14/2020 and recorded 08/19/2020 in Instrument No. 20200819-0093112, Register's Office of said County. Also see Probate Docket #2018PR-578.

Being the same property conveyed to C. Anthony Edwards, Trustee of the Elizabeth B. Campbell Testamentary Trust from C. Anthony Edwards, Executor of the Estate of Elizabeth B. Campbell Deceased, by Quitclaim Deed dated 02/13/2006 and recorded 02/21/2006 in Instrument No. 20060221-0020228, Register's Office of said County.

Being the same property conveyed to Elizabeth Campbell from Walter A. Lemaster and wife, Patty B. Lemaster, by Quitclaim Deed dated 12/31/1972 and recorded 01/03/1973 in Book 4669, page 488, Register's Office of said County. The said Elizabeth Campbell having since died. See Probate Case No. 01P-792.

Being the same property conveyed to Walter A. Lemaster and wife, Patty B. Lemaster from Doyle Eugene Maddox, unmarried, by Warranty Deed dated 03/06/1968 and recorded 03/07/1968 in Book 4217, page 487, Register's Office of said County.

The address of the herein described property is believed to be 2929 Teakwood Drive, Nashville, TN 37214, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 30th day of December, 2020.

, TRUSTEE

Benjamin C. Wilson, Trustee of Benjamin Wilson Revocable Living Trust under the provisions of a Trust agreement dated April 3, 2017

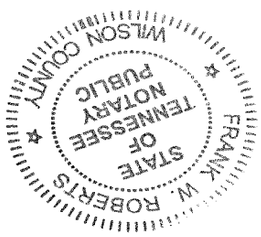
Trustee

Whitney Wilson, Trustee of Benjamin Wilson Revocable Living Trust under the provisions of a Trust agreement dated April 3, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Benjamin C. Wilson and Whitney Wilson, Trustees of Benjamin Wilson Revocable Living Trust, under the provisions of a trust agreement dated April 3, 2017, 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 seal, this the 30th day of December, 2020.



Notary Public

Printed Notary Name

My commission expires: 10/6/21

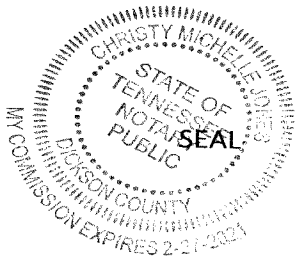
True Copy Certification

I, **Fancy Behme**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Fancy Behme

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Christy Jones,** a notary public for this county and state, **Fancy Behme,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Christy Jones
My Commission Expires: