RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Rd.
Suite 203
Mt. Juliet, Tennessee 37122
File No.: WB200314

Karen Johnson Davidson County
Batch# 552939 DEEDWARR
01/12/2021 02:18:30 PM 7 pgs
Fees: $38.00 Taxes: $481.00
20210112-0005500

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Henry

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00.

Donna Ford Schwartz
AFFIANT

SUBSCRIBED AND ~~SWORN TO~~ BEFORE ME, THIS THE 5th day of January, 2021.

Melinda Bodven
NOTARY PUBLIC

My commission expires: 06/21/2023

MELINDA BODVEN
STATE OF TENNESSEE NOTARY PUBLIC
BENTON COUNTY
MY COMM. EXP. JUNE 21, 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
Benjamin C Wilson Revocable Living Trust 2231 N. Mt. Juliet Road Suite 202 Mt. Juliet TN 37122	Same address as new owner	095-05-0A-009.00

FOR AND IN CONSIDERATION of the sum of One Hundred Thirty Thousand and 00/100 Dollars ($130,000.00), 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, **DONNA FORD SCHWARTZ, as Executrix of the Estate of Ellen M. Ford, and DONNA JEAN SCHWARTZ, individually, and JOHN DAVID GRAVES, individually, and PEGGY RUTH GEISINGER, individually, and DEBORAH SUE JAMES, individually, being all the heirs of Ellen M. Ford,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **BENJAMIN C.WILSON AND WHITNEY WILSON, TRUSTEES OF THE BENJAMIN C WILSON REVOCABLE LIVING TRUST, under the provisions of a Trust Agreement dated April 3, 2017,** hereinafter called the Grantee(s), their 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. 9 on the Plan of Belle Acres Subdivision, Section One, of record in Book 5200, page 144, as corrected by Surveyor's Certificate of Correction of record in Book 5412, page 771, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ellen M. Ford, unmarried, from Calvin Tran and wife, Chuen Yin Lee Tran by Warranty Deed dated March 15, 1994 and recorded March 17, 1994 in Book 9281, page 623, said Register's Office. Ellen M. Ford died on November 16, 2020. Her Last Will and Testatement appointing Donna Ford Schwartz as Executrix is shown in Docket No. 20P2031, Probate Court for Davidson County, Tennessee. Pursuant to the Will of Ellen M. Ford, her heirs are: Donna Jean Schwartz, John David Graves, Peggy Ruth Geisinger and Deborah Sue James.

The address of the herein described property is believed to be 2012 Farley, Nashville, TN 37210, 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), their 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 2021 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

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), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 5th day of January, 2021.

The Estate of Ellen M. Ford

Donna Ford Schwartz, Executrix
DONNA FORD SCHWARTZ, EXECUTRIX

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Henry

Personally appeared before me, a Notary Public, Donna Ford Schwartz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the Executrix of the Estate of Ellen M. Ford, and that she executed the within instrument for the purposes therein contained, being duly authorized.

WITNESS my hand and seal, this the 5th day of January, 2021.

MELINDA BODVEN
STATE OF TENNESSEE NOTARY PUBLIC
BENTON COUNTY
MY COMM. EXP. JUNE 21, 2023

Melinda Bodven
Notary Public

Melinda Bodven
Printed Notary Name
My commission expires: 06/21/2023

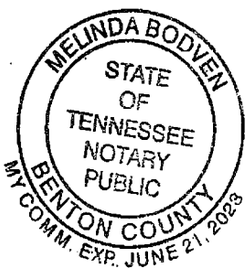
WITNESS MY/OUR HANDS, this the 5th day of January, 2021.

Donna Jean Schwartz
DONNA JEAN SCHWARTZ, INDIVIDUALLY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Henry

Personally appeared before me, a Notary Public, Donna Ford Schwartz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 5th day of January, 2021.



Melinda Bodven
Notary Public

Melinda Bodven
Printed Notary Name
My commission expires: 06/21/2023

WITNESS MY/OUR HANDS, this the 5th day of January, 2021.

Deborah Sue James
DEBORAH SUE JAMES

STATE OF ~~TENNESSEE~~ Kentucky
COUNTY OF ~~DAVIDSON~~ Marshall

Personally appeared before me, a Notary Public, Deborah Sue James, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 5th day of January, 2021.

Kristine Alexandra Moore
Notary Public

Kristine Alexandra Moore
Printed Notary Name
My commission expires: 8-13-24

OFFICIAL SEAL
Kristine Alexandria Moore
Notary Public ID No. KYNP12683
State at Large, Kentucky
My Commission Expires Aug. 13, 2024

WITNESS MY/OUR HANDS, this the 5th day of January, 2021.

John David Graves

JOHN DAVID GRAVES

STATE OF ~~TENNESSEE~~ Ohio sem 1/5/21
COUNTY OF ~~DAVIDSON~~ Butler 1/5/21 sem

Personally appeared before me, a Notary Public, John David Graves, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 5th day of January, 2021.

NOTARIAL SEAL
STATE OF OHIO

SHERELLE R. McCRARY
Notary Public, State of Ohio
My Commission Expires
April 21, 2024

Sherelle R. McCrary
Notary Public

Sherelle R McCrary
Printed Notary Name

My commission expires: April 21, 2024

WITNESS MY/OUR HANDS, this the 5th day of January, 2021.

Peggy Ruth Geisinger
PEGGY RUTH GEISINGER

STATE OF ~~TENNESSEE~~ CR Arizona
COUNTY OF ~~DAVIDSON~~ CR Maricopa

Personally appeared before me, a Notary Public, Peggy Ruth Geisinger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 5th day of January, 2021.

OFFICIAL SEAL
CHARLES RICHMOND
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
COMM # 585104
My Comm. Expires June 30, 2024

Charles Richmond, Notary Public
Notary Public

Charles Richmond
Printed Notary Name
My commission expires: 06/30/2024

Certificate of Authenticity

I, Kathleen Robson Gordon, 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 Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022