Karen Johnson Davidson County
Batch# 576426 DEEDWARR
02/24/2021 11:54:01 AM 2 pgs
Fees: $13.00 Taxes: $695.60

20210224-0022929

Box 14
34241-4

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$188,000.00.** Affiant Subscribed and sworn to before me, this the 22nd day of February, 2021. Notary Public My commission expires: Jan. 3, 2023 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Benjamin Wilson and Whitney Wilson, Co-Trustees	**"NEW OWNER"**	**053-07-0-014.00**
2331 N. Mt. Juliet Rd., Ste 202		
Mt. Juliet, TN 37122		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Kevin J. Worley, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Benjamin Wilson and Whitney Wilson, Co-Trustees of the Benjamin Wilson Revocable Living Trust U/A/D April 3, 2017

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 Davidson County, Tennessee, being Lot No. 60 on the Revised Plan of Village of Old Hickory, Section E, (as previously described in prior conveyances as E. I. Dupont DeNemours and Company Subdivision), of record in Plat Book 1424, Page 132, and in Book 1911, Page 343, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being all of the same property conveyed to Kevin Worley and wife, Shahrazad M. Worley and John L. Worley, Jr. and wife, Irma Worley by deed dated April 11, 1990, from Ruth Crafton White and Evelyn Crafton Haury, as devisees under the Will of Kethena J. Crafton, deceased, of record in Book 8087 Page 657, Register's Office for Davidson County, Tennessee. The said Kevin Worley (also known as Kevin James Worley) and Shahrazad M. Worley (also known as Shahrazad Mroueh Worley)having since divorced by Final Decree of Divorce of record in Docket No. 96D-1830, in the Second Circuit Court for Davidson County, Tennessee and of record in Book 10965 Page 794, Register's Office for Davidson County, Tennessee. The said property was further conveyed to Kevin Worley by Quitclaim Deed dated June 25, 1998, from Shahrazad M. Worley of record in Book 10994 Book 760, Register's Office for Davidson County, Tennessee. The said John L. Worley, Jr. having since died on January 25, 2000, leaving Irma Worley as the surviving tenant by the entirety. Mary Irma Worley (also known as Irma Worley) further conveyed her interest to Kevin J. Worley by Quitclaim Deed dated April 7, 2001, of record in Instrument No. 20010504-0046437, Register's Office for Davidson County, Tennessee. Kevin James Worley and Rebecca Romersa having since married and later divorced by Final Decree of Divorce of record in Docket No. 15D-94, Third Circuit Court for Davidson County, Tennessee. The said property was further conveyed to Kevin James Worley by Quitclaim Deed dated May 21, 2020, from Rebecca Romersa; AKA R. Chelsea Romersa; AKA Chelsea Romersa of record in Instrument No. 20200616-0061607, Register's Office for Davidson County, Tennessee.

Kevin James Worley being one and the same person as Kevin Worley and Kevin J. Worley.

This instrument is being executed on behalf of Kevin J. Worley pursuant to a Power of Attorney executed by him on the 5th day February, 2021, of record in Instrument No. 20210224-0022928 Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record in Plat Book 1424, Page 132, and in Book 1911, page 343, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Easements reserved in the Deed of record in Book 2020, Page 515, Register's Office for Davidson County, Tennessee.**

3) **Easement for drainage facility conveyed to the State of Tennessee, of record in Book 4953, Page 152, Register's Office for Davidson County, Tennessee.**

4) **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

This is improved property, known as 1906 Overton Street, Old Hickory, TN 37138

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 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 22nd day of February, 2021.

Kevin J. Worley BY Andrew Wood ATTORNEY IN FACT
Kevin J. Worley
By Andrew Wood, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Andrew Wood,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **Kevin J. Worley** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Kevin J. Worley,** for the purpose therein contained, by signing the name of **Sabrina G. Vromen** by himself as her Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **22nd** day of **February, 2021.**

Notary Public

My Commission Expires: 8/6/2023

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON