(1)

RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Rd.
Suite 203
Mt. Juliet, Tennessee 37122
File No.: WB210408

Return To
TRI STAR TITLE & ESCROW, LLC
535 W NORTHFIELD BLVD, UNIT 16
MURFREESBORO, TN 37129

WARRANTY DEED

Karen Johnson Davidson County
Batch# 588760 DEEDWARR
03/10/2021 01:16:30 PM 3 pgs
Fees: $18.00 Taxes: $769.60
20210310-0031555

STATE OF TENNESSEE
COUNTY OF DAVIDSON.

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Joseph Merkin
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS THE 24th day of February, 2021.

Sarah E. Simmons
NOTARY PUBLIC

My commission expires: 12-6-22

SARAH E. SIMMONS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY MY COMMISSION EXPIRES 12-6-2022

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
Rebecca Bowling 2012 Farley Place Nashville TN 37210	Rebecca Bowling C/O Ashley Traeger P.O. Box 17614 Nashville, TN 37214	095-05-0A-009.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Eight Thousand and 00/100 Dollars ($208,000.00), 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 THE BENJAMIN C. WILSON REVOCABLE LIVING TRUST, UNDER THE PROVISIONS 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, **REBECCA BOWLING**, an unmarried woman, hereinafter called the Grantee(s), her 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 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 from 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, by Warranty Deed dated 01/05/2021 and recorded 01/12/2021 in Instrument No. 20210112-0005500, Register's Office of said County.

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. **The said Ellen M. Ford having since died. See Probate Docket #20P-2031.**

The address of the herein described property is believed to be 2012 Farley Place, 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), her 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), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 24th day of February, 2021.

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, Trustee of Benjamin Wilson Revocable Living Trust and Whitney Wilson, Trustee of Benjamin Wilson Recovable Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged themselves to be Trustees of the aforementioned Trust, the within-named bargainor, and that as such Trustees they executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by themselves as Trustees.

WITNESS my hand and seal, this the 24th day of February, 2021.

SARAH E. SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 12-6-2022

Sarah E. Simmons
Notary Public

Sarah E Simmons
Printed Notary Name
My commission expires: 12-6-22

Certificate of Authenticity

I, **Sheri Morgan**, do hereby make an 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.

Name: **Sheri Morgan**
Title: **President**

STATE OF Tennessee
COUNTY OF **Rutherford**

Witness my hand and official seal.



Notary Public: **Brandie A Phillips**
My Commission Expires: **05/18/2024**
Commission #: **na**