WARRANTY DEED

Karen Johnson Davidson County
Batch# 609384 DEEDWARR
04/07/2021 12:09:30 PM 4 pgs
Fees: $23.00 Taxes: $832.50
20210407-0045930

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 5.17.21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hayden R. Russell	Pinnacle Bank	
(NAME)	(NAME)	
3325 Dockside Drive	150 3rd Ave S, Ste 1000	08609002000
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **We James E. Wilson and Lorraine Rotroff Successor Trustee of the James E. Wilson Revocable Trust dated 05/30/2001**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Hayden R. Russell, a single man**, hereinafter called the GRANTEE(S), his 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. 16 on the Plan of Lakeside Woods Estates Section 3, as of record in Plat Book 7900, Page 219, said Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to James E. Wilson, Trustee, or successor trustee(s) of the James E. Wilson Revocable Living Trust dated May 30, 2001, a Revocable Living Trust by Quitclaim Deed from James E. Wilson, a single person, dated 05/30/2001 and recorded 06/08/2001, of record in Instrument 200106080060623, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James E. Wilson his Heirs and Assigns by Quitclaim Deed from James E. Wilson, Trustee of the James E. Wilson Revocable Living Trust dated May 30, 2001, dated 04/21/2003 and recorded 04/24/2003, of record in Instrument 200304240055111, Register's Office for Davidson County, Tennessee.

The said James E. Wilson died testate on 03/16/2012, devising subject property to Successor Trustees of the James E. Wilson Revocable Trust dated 05/30/2001, as evidenced in File No. 13P523, Instrument 201304040033340, Probate Court Clerk's Office for Davidson County, Tennessee and Last Will and Testament filed of record in Will Instrument 201304040033341, in the office of the Clerk & Master of the Chancery/Probate Court for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 7900, Page 219, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 7347, Page 82 and Book 8228, Page 335, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 3325 Dockside Drive, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 5th day of April, 2021.

James E. Wilson Revocable Trust dated 05/30/2001

By: _____ Date: 4-5-21
James E. Wilson, Jr. Successor Trustee

By: _____ Date: _____
Lorraine Rotroff, Successor Trustee

State of Ohio
County of Clermont

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James E. Wilson, Jr. with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved himself to be the Successor Trustee of the James E. Wilson Revocable Trust dated 05/30/2001, the bargainor, and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 5th day of April, 2021.

_____
Notary Public:
My Commission Expires: 03-03-2021

Elizabeth Outland
Notary Public, State of Ohio
My Commission Expires 3-3-2026
Comm# 2021-RE-827587

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lorraine Rotroff with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved herself to be the Successor Trustee of the James E. Wilson Revocable Trust dated 05/30/2001, the bargainor, and who, being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 5th day of April, 2021.

_____
Notary Public:
My Commission Expires: _____

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

unimproved ☐

This is improved ☒ 3325 Dockside Drive, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 5th day of April, 2021.

James E. Wilson Revocable Trust dated 05/30/2001

By: _____ Date:_____
James E. Wilson, Jr. Successor Trustee

By: Lorraine Rotroff Date: 4-5-21
Lorraine Rotroff, Successor Trustee

State of Ohio
County of _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James E. Wilson, Jr. with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved himself to be the Successor Trustee of the James E. Wilson Revocable Trust dated 05/30/2001, the bargainor, and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 5th day of April, 2021.

_____
Notary Public:
My Commission Expires: _____

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lorraine Rotroff with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved herself to be the Successor Trustee of the James E. Wilson Revocable Trust dated 05/30/2001, the bargainor, and who, being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 5th day of April, 2021.

Tracey Trumpower
Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPOWER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

File No.: 1154489
Warranty Deed TN

$3.00 E-Record Fee

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

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 Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 5-17-21

