PREPARED BY: ~~RETURNED TO:~~
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

BOR OFFICIAL RECORD

STATE OF TENNESSEE
COUNTY OF **Davidson**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **345,000.00**.

Janice Collins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS **04/21/2021**

Robin S. Edwards
Notary Public

MY COMMISSION EXPIRES: 3/25/2023
(AFFIX SEAL)

ROBIN S. EDWARDS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

# *WARRANTY DEED*

*This Instrument Prepared By and Return To:*

Karen Johnson Davidson County
Batch# 621301 **DEEDWARR**
04/23/2021 08:59:51 AM 2 pgs
Fees: $13.00 Taxes: $1,276.50

20210423-0054420

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #21-3696

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Jeffery Brian Pope, Jr and Taylor Nicole Baird** | NEW OWNER | **075-11-0A-102.00** |
| (NAME) **4232 Rachel Donelson Pass** | (NAME) | |
| (ADDRESS) **Hermitage, TN, 37076** | (ADDRESS) , | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, **Virginia W. Gorsline, Executrix of The Estate of Diane Wells Wilson,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Taylor Nicole Baird, unmarried woman and Jeffery Brian Pope, Jr. unmarried man*** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

*** joint tenants with right of survivorship,**

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 128 ON THE PLAN OF FIRST REVISION, PHASE FOUR-A, HERITAGE MEADOWS, OF RECORD IN INSTRUMENT NUMBER 20020123-0009310, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to Diane Wells Wilson, a single woman by Deed dated March 16, 2015 from James Wilkerson, Jr., and wife, Sheranda Wilkerson, recorded March 19, 2015, in Instrument Number 20150319-0023876, in the Register's Office of Davidson County, Tennessee.

Diane Wells Wilson died August 21, 2020

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **4232 Rachel Donelson Pass, Hermitage, TN 37076**
(House Number) (Street) (City, State) (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 heirs and 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the 21 day of **April,2021**.

The Estate of Diane Wells Wilson

Virginia W. Gorsline
Virginia W. Gorsline

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Virginia W. Gorsline, whom I am personally acquainted and who upon her oath acknowledged herself to be the Executrix and she being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of the Estate of Diane Wells Wilson.

WITNESS my hand and official seal this 21 day of APRIL, 2021.

NOTARY

MY COMMISSION EXPIRES: 2/22/22

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY