STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $550,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 21st day of April, 2021.

NOTARY PUBLIC

My commission expires: 7/9/24

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07/09/2024

Karen Johnson Davidson County
Batch# 621307 **DEEDWARR**
04/23/2021 09:15:35 AM 2 pgs
Fees: $13.00 Taxes: $2,035.00

20210423-0054431

THIS INSTRUMENT PREPARED BY ~~& RETURN TO:~~
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Wisdom Rock, LLC	new owner	081-06-0-296.00
(NAME)	(NAME)	
650 Wedgewood Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Walter Colson Paint and Body Shop, Inc.,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Wisdom Rock, LLC**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, TN and being Lot 3 on the Final Plat Entitled 2306 & 2312 Clarksville Pike Subdivision of record in Instrument No. 20210406-0045168 in the Register's Office for Davidson County, TN to which a more detailed description can be found.

Being the same property conveyed to WALTER COLSON PAINT AND BODY SHOP, INC., by deed from ROGER DALE BASHAM, MARRIED; SANDRA JOYCE MARTIN BIGGS, MARRIED; CHRISTY SWOPE, MARRIED; LISA DAWSON, MARRIED; DANA HURT, MARRIED; STACI MINER, MARRIED AND WILLIAM HAROLD SKINNER, MARRIED; AND HARRY E. SKINNER, JR., UNMARRIED ; BEING ALL OF HEIRS AND DEVISEES INHERITING UNDER THE LAST WILL AND TESTAMENT OF NORRIS BASHAM, JOINED BY THEIR RESPECTIVE SPOUSES TERESA BASHAM, COLBY BIGGS, RONNIE SWOPE, WILLIAM DAWSON, BOBBY HURT, MICHAEL MINER, BARBARA SKINNER , of record in Instrument No. 20070411-0043050, dated March 26, 2007, said Register's Office.

This property is __unimproved _X_improved property known as: 2312 Clarksville Pike, Nashville, TN 37208.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

Returned to:
Lady Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-RRG-20-2312

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 21st day of April, 2021.

Walter Colson Paint and Body Shop, Inc.

BY: _____ President
Walter Colson, President

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Walter Colson, 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 President of Walter Colson Paint and Body Shop, Inc., the within named bargainors, a corporation, and that such officers executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as President.

Witness my hand and official seal, this the 21st day of April, 2021.

_____
Notary Public
My Commission Expires: 4-13-22

