RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Rd.
Suite 203
Mt. Juliet, Tennessee 37122
File No.: WB210492

Karen Johnson Davidson County
Batch# 632721 DEEDWARR
05/10/2021 02:50:30 PM 3 pgs
Fees: $18.00 Taxes: $547.60
20210510-0062727

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2021.

NOTARY PUBLIC

My commission expires: 10/6/21

FRANK W. ROBERTS NOTARY PUBLIC TENNESSEE WILSON COUNTY STATE OF

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
Benjamin C Wilson Revocable Living Trust, Whitney Wilson Revocable Living Trust, and Jack Cammarata 2231 N. Mt. Juliet Road Suite 202 Mt. Juliet TN 37122	Same address as new owner	108070A03000CO

FOR AND IN CONSIDERATION of the sum of One Hundred Forty Eight Thousand and 00/100 Dollars ($148,000.00), 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, **JAMES OLIFF**, a married man, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **BENJAMIN C. WILSON AND WHITNEY WILSON TRUSTEES OF THE BENJAMIN WILSON REVOCABLE LIVING TRUST UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED APRIL 3, 2017 AND BENJAMIN C. WILSON AND WHITNEY WILSON TRUSTEES OF THE WHITNEY WILSON REVOCABLE LIVING TRUST UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED APRIL 3, 2017, AS TO A 50% INTEREST, AND TO JACK CAMMARATA, AS TO A 50% INTEREST,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being all of Unit No. 30, Condominium Site Plan, Phase One, Section 1 and 2, Patio Villa, according to plat and survey of same appearing of record in Plat Book 5200, page 458, of the Register's Office of Davidson County, Tennessee and as described in the

Master Deed establishing Horizontal Property Regime of Patio Villa Condominiums of record in Book 5970, page 829 and re-recorded in Book 6014, page 978, being a horizontal property regime together with all rights, interest and appurtenances thereto, including but not limited to, the undivided interest in the common elements thereof as set out in Master Deed of record in Book 5970, page 829 and as re-recorded in Book 6014, page 978, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to James Oliff, a married person from Carolyn L. Wedekind, an unmarried person, by Warranty Deed dated 09/19/2017 and recorded 09/28/2017 in Instrument No. 20170928-0099352, Register's Office of said County. This is not the marital residence of James Oliff.

The address of the herein described property is believed to be 900 Patio Drive, Nashville, TN 37214, 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), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he 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 covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 30th day of April, 2021.

JAMES OLIFF

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, James Oliff, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 30th day of April, 2021.

FRANK W. ROBERTS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

Frank W. Roberts

Printed Notary Name

My commission expires: 10/6/21

Certificate of Authenticity

I, Kathleen Robson Gordon, do hereby 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.

Signature

State of TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022