Karen Johnson Davidson County
Batch# 646031 DEEDWARR
05/28/2021 02:32:30 PM 3 pgs
Fees: $18.00 Taxes: $647.50
20210528-0072532

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-3283

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25th day of May, 2021

Notary Public

Commission Expires: 8/16/23

JESSICA EPLEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Benjamin C. Wilson Revocable Living Trust and Prime Referral Network, LLC 2231 N. Mt. Juliet Road Mt. Juliet, TN 37122	NEW OWNER	044-11-0-024.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Brandon Adams, Trustee of The 124 Orchard Dr Trust

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Benjamin C. Wilson Revocable Living Trust and Prime Referral Network, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. 145, of Section " A" on the Plan of E.I. DuPont deNemours and Company' s Subdivision, as of record in Book 1424, Page 68, Register' s office for Davidson County, Tennessee.

Said Lot No. 145 fronts 52.1 feet on the westerly side of Orchard Drive and extends back 446.1 feet on the northerly line and 436.2 feet on the southerly line to a dead line measuring 69.8 feet thereon.

Being the same property conveyed to Robert G. McClintoch and wife, Deborah A. McClintoch, by Warranty Deed from Aaron C. Watts, single of record in Book 7860, Page 385, Register's Office for Davidson County, Tennessee, dated June 06, 1989 and recorded on June 08, 1989. (Value or consideration shown in aforementioned deed $48,450.00.) The said Robert G. McClintoch

deceased on or about September 20, 2018, leaving Deborah A. McClintoch as sole surviving tenant by the entirety.

The said Deborah A. McClintoch died on or about June 28, 2020, intestate, leaving Probate filed under Docket No. 20P-1609, Seventh Circuit Court of Davidson County, Tennessee (Probate Division). Reference is made to the Affidavit as to Heirs recorded on April 20, 2021, of record Instrument No. 20210420-0052913, said Register's Office.

Being the same property conveyed to Brandon Adams, Trustee of The 124 Orchard Dr Trust by Warranty deed from Marci Harbour and Roberta L. McClintoch, heirs of the Estate of Deborah A. McClintoch of record in Instrument No. 20210420-0052914 Register's Office for Davidson County, Tennessee, dated April 15, 2021 and recorded on April 20, 2021. (Value of consideration shown in aforementioned deed $145,000.00.)

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: **124 Orchard Drive, Old Hickory, TN 37138**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, 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.
Dated this the 25th day of May, 2021.

The 124 Orchard Dr Trust

By: _____
Brandon Adams, Trustee

STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Brandon Adams, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Trustee of The 124 Orchard Dr Trust the within named bargainor, and that he as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 25th day of May, 2021.

_____
Notary Public
My Commission Expires: 8/6/23

JESSICA EPLEY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires

WARRANTY DEED

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 12/15/2021