Karen Johnson Davidson County
Batch# 650088 DEEDWARR
06/04/2021 02:57:30 PM 5 pgs
Fees: $28.00 Taxes: $360.75
20210604-0075419

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th day of May, 2021.

Notary Public
MY COMMISSION EXPIRES: 3/27/2024
File No. G21-12714

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Harlin W. Wheeler (NAME)	New Owner (NAME)	043-14-0-11.00
246 Hillcrest Drive, Single family (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Malissa Ann Campbell, married, Jeffrey Bryant Wheeler, unmarried, and Christopher Todd Wheeler, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Harlin W. Wheeler, unmarried,** 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 the northerly part of Lot No. 9, Block "G" on the revised Map of Rainbow Terrace Subdivision, as of record in Book 1130, Page 85, Register's Office for said County, and a part of the northerly part of Lot No. 26 on the unrecorded map of Rainbow Terrace Subdivision Section Two, and described as follows:

Beginning at a point in the easterly margin of Lanier Drive as shown on the said Plan of record in Book 1130, Page 85, said Register's Office, at the north west corner of said Lot 9 of Block "G" said point being at a concrete monument; thence southwesterly with the margin of Lanier Drive, 12.4 feet to a point at the north west corner of Lot 9, conveyed to W. W. Harbinson by deed of record in Book 1907, Page 571, said Register's Office; thence with Harbinson's line, southeasterly 171.8 feet to a point, Harbinson's corner, in the common line between Lots 9 and 26; thence easterly 300 feet, more or less, to the westerly margin of Hillcrest Drive, at a point 104.4 feet north of the common corner of Lots 25 and 26 on said unrecorded plan; thence northerly along the westerly margin of Hillcrest Drive 100 feet to a point at the north east corner of said Lot 26; thence along the north line of Lot 26 on said unrecorded plan and along the north line of Lot 9 of Block "G" on said recorded plan westerly 467 feet to the beginning.

BEING the same property conveyed to Harlin J. Wheeler and wife, Linda Fay Wheeler by Warranty Deed from Clyde Jernigan and wife, Sarah B. Jernigan, dated 6/2/1973 and recorded 6/5/1973 in Book 4714, Page 240, Register's Office for Davidson County, Tennessee. Linda Fay Wheeler having since died on January 19, 1994.
The said Harlin J. Wheeler having since died testate on 12/12/2020. His estate was probated in Davidson County, Tennessee, under Case No. 21P-16 for Muniment of Title Only. The Last Will and Testament for Harlin J. Wheeler is of record in Instrument No. 20210322-0037115, said Register's Office. The Order for Muniment of Title Only is of record in Instrument No. 20210322-0037114, said Register's Office. Pursuant to said Will and Order for Muniment of Title Only, the subject property now vests in Harlin Wayne Wheeler, Malissa Ann Campbell, Jeffrey Bryant Wheeler and Christopher Todd Wheeler.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 248 Hillcrest Drive, Madison, TN 37115.

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 do 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 11 day of May, 2021.

Malissa Ann Campbell

Malissa Ann Campbell

STATE OF TN
COUNTY OF Davidson

On this 11 day of May, 2021, before me personally appeared Malissa Ann Campbell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11 day of May, 2021.

Kayla Holder

Notary Signature
My commission expires:

KAYLA HOLDER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

Witness my/our hand(s) this 11 day of May, 2021.

Christopher Todd Wheeler

Christopher Todd Wheeler

STATE OF TN
COUNTY OF Davidson

On this 11 day of May, 2021, before me personally appeared Christopher Todd Wheeler, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11 day of May, 2021.

Kayla Holder

Notary Signature
My commission expires:

KAYLA HOLDER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

Witness my/our hand(s) this 11th day of May, 2021.

Jeffrey Bryant Wheeler

EMMA CHRISTOPHER
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES JANUARY 20, 2025
CLAY COUNTY
COMMISSION #21433685

STATE OF MISSOURI
COUNTY OF Clay

On this 11th day of May, 2021, before me personally appeared Jeffrey Bryant Wheeler, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of May, 2021.

Notary Signature
My commission expires: 1-20-2025

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

TENNESSEE NOTARIAL CERTIFICATE
(COPY CERTIFICATION OF ELECTRONIC DOCUMENT)

I, Trudy Milliken, 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 Sumner

Personally appeared before me Heather Case, a notary public for this county and state, Trudy Milliken who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather L Case
Notary's Signature

Seal (if on paper)

HEATHER L CASE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My commission expires: 7/2/2024