WARRANTY DEED

Karen Johnson Davidson County
Batch# 655428 DEEDWARR
06/11/2021 12:53:46 PM 2 pgs
Fees: $13.00 Taxes: $1,172.90

20210611-0079108

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $317,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th DAY OF May, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bobby Ray White and Kimberly Kay White	New Owner	
(NAME)	(NAME)	053 11 0 007.00
314 Hurst Dr		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **STEVEN D. WILSON, EXECUTOR, THE ESTATE OF ANNE DUNN WILSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BOBBY RAY WHITE AND KIMBERLY KAY WHITE, HUSBAND AND WIFE,** 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. 63, on the Plan of Fairway View, Section Two, as of record in Book 2900, Page 100, in the Register's Office of Davidson County, Tennessee, and a 50-foot strip of land lying immediately south of and adjacent to said Lot No. 63, described altogether as follows:

Beginning at a point in the southwesterly margin of Hurst Drive, at the common front corner of Lot Nos. 62 and 63 on said plan; thence in a southeastwardly direction along said margin of said Drive, passing the southeast corner of Lot No. 63 at 100 feet, in all a distance of 150 feet to a point; thence South 59° 30' West, along a line parallel to and 50 feet southerly from the southerly line of said Lot No. 63, a distance of 294.63 feet, more or less, to a point; thence North 29° 34' West, passing the southwest corner of Lot No. 63 at 50 feet, in all a distance of 150 feet to the common rear corner of Lots Nos. 62 and 63; thence in an easterly direction along the line between Lots Nos. 62 and 63, a distance of 293.0 feet to the point of beginning.

Being the same property conveyed to Robert Forrest Wilson and wife, Ann Dunn Wilson by Warranty Deed from Bacoga, Inc., of record in Deed Book 3313, Page 627, Register's Office of Davidson County, Tennessee, dated December 6, 1961 and recorded December 12, 1961. Further being the same property conveyed to Robert Forrest Wilson and wife, Ann Dunn Wilson by Correction Deed from Bacoga, Inc., and J. R. Coursey, Trustee, of record in Deed Book 3649, Page 430, said Register's Office, dated December 3, 1963 and recorded December 3, 1963. Robert Forrest Wilson died on December 7, 2013 leaving Ann Dunn Wilson as sole surviving Tenant by the Entirety. Ann Dunn Wilson died on October 18, 2020 leaving a Last Will and Testament that was probated under Docket No. 20P2088 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division. Under the aforesaid Will, Steven D. Wilson was appointed to serve as Executor of the Estate, and the real property, which includes the subject property, was to be administered as part of the Probate Estate.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 314 Hurst Dr, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 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. 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.

Witness my hand this 27th day of May, 2021

THE ESTATE OF ANNE DUNN WILSON

BY: per rep
STEVEN D. WILSON, EXECUTOR

STATE OF North Carolina
COUNTY OF New Hanover

Personally appeared before me, the undersigned notary public, Steven D. Wilson with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Executor of The Estate of Anne Dunn Wilson, and who further acknowledged that he is authorized to execute the within instrument as Executor of said Estate.

Witness my hand and official seal this 27th day of May, 2021.

Commission expires: 8/8/2024

Ashley B Goodell
Notary Public

Ashley B Goodell
NOTARY PUBLIC
New Hanover County, NC