THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 655884 **DEEDWARR**
06/14/2021 11:25:26 AM 2 pgs
Fees: $13.00 Taxes: $1,461.13

20210614-0079714

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Steven C. Wolf and Prudence R. Wolf 21 Raven Oak Drive Belleville, IL 62221	Owner	186-04-0A-177.00-C

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Raymond H. Lockery, Sr. and Linda A. Lockery, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Steven C. Wolf and Prudence R. Wolf, Trustees of The Prudence R. Wolf Living Trust U/A Dated 3/4/1997** hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Lot No. 261** Final Plat Revision of Burkitt Place, Phase 2—E Lots 184. 229, 230, 232 thru 238, 261 and 291 thru 294, of record as Instrument Number 20090902—0082756, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Raymond H. Lockery Sr., and Linda A. Lockery, husband and wife, by Warranty Deed from McKensey Kemmerer, a single person, of record on July 5, 2019, at Instrument No. 20190705-0065498, Davidson County Register of Deeds.

This property is commonly known as 8313 Elmcroft Court, Nolensville, TN 37135.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs

and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, this 11 day of June, 2021:

Raymond H. Lockery Sr.

Linda A. Lockery

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Raymond H. Lockery Sr.** and **Linda A. Lockery,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 11 day of June, 2021:

Notary Public

AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/31/2022

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$394,900.00**.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 11th DAY OF June, 2021:

Notary Public

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May, 2022

My Commission Expires: _____