Karen Johnson Davidson County
Batch# 686349 DEEDWARR
07/29/2021 10:06:30 AM 3 pgs
Fees: $18.00 Taxes: $647.50
20210729-0101994

Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
21-0403

STATE OF TENNESSEE
COUNTY OF SUMNER

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd day of July, 2021

Notary Public

Commission Expires: 11/08/2022

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE ASHLEE D. PAGE

Address of New Owner	Send Tax Bills To:	Map & Parcel
Sky Houses Inc. 2505 Hester Court Nolensville, TN 37135	NEW OWNER	162-07-0-021.00

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,

Lesli Oliver Wright, Expedited Limited Healthcare Fiduciary for the Conservatorship Estate of Linda Jo Wilkerson

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

Sky Houses Inc.

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. 32 on the Plan of Antioch Park, Section 1, as of record in Book 3600, Page 96, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Said Lot No. 32 fronts 74.00 feet on the southerly side of Benzing Road and extends back 136.9 feet on the westerly line and 137.4 feet on the easterly line, to a line in the rear on which it measures 78.0 feet.

BEING the same property conveyed to Jerry Ray Wilkerson and wife, Linda G. Wilkerson, by Warranty Deed from James R. Tidwell and wife, Janice J. Tidwell, dated 8/22/1970 and recorded 8/24/1970 in Book 4440, Page 625, in the Register's Office of Davidson County, Tennessee. Property was awarded solely to property was awarded to Linda Greer Wilkerson Divorce Decree and Property Settlement Agreement, Case No. 81D-102 filed in the Circuit Court for Davidson County, Tennessee and recorded 5/20/1981 in Book 5747, Page 323, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Linda Wilkerson by Quitclaim Deed from Jerry Ray Wilkerson, dated July 22, 2021 and filed for record in Instrument No. 202107290101993 Register's Office for Davidson County, Tennessee.

Order Approving Contract, dated July 22, 2021, Docket No. 21P989, in the Second Circuit Court for Davidson County, Tennessee.

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: 75 Benzing Road, Antioch, TN 37013.

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 uses, 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 23rd day of July, 2021.

Lesli Oliver Wright, Expedited Limited Healthcare Fiduciary for the Conservatorship Estate of Linda Jo Wilkerson, Case No. 21P989 Twentieth Judicial District Court of Tennessee

BY: _____
Lesli Oliver Wright, Expedited Limited Healthcare Fiduciary

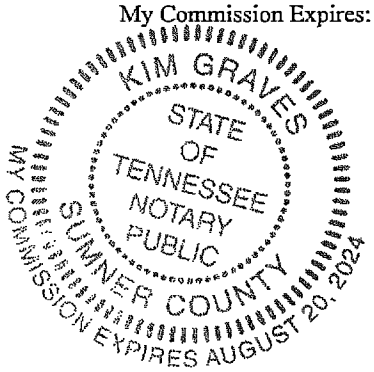
STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Leslie Oliver Wright, Expedited Limited Healthcare Fiduciary for the Conservatorship Estate of Linda Jo Wilkerson** 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 at Hendersonville, Tennessee this 23rd day of July, 2021.

_____
Notary Public
My Commission Expires: 8-20-24

(Notary Seal)



Certificate of Authenticity

I, Holly A. Mason, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/23/21.

Holly A Mason
Affiant Signature

7/23/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 23rd day of July, 2021.

Jacqueline G Brown
Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-8-22