RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Rd.
Suite 203
Mt. Juliet, Tennessee 37122
File No.: QWB-1720-2021

Karen Johnson Davidson County
Batch# 693778 DEEDWARR
08/10/2021 10:04:30 AM 3 pgs
Fees: $18.00 Taxes: $703.00
20210810-0107463

WARRANTY DEED

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 day of Aug, 2021

NOTARY PUBLIC

My commission expires: 4-13-22

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N. Mt. Juliet Road, Suite 203, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin C. Wilson, Trustee of Benjamin Wilson Revocable Living Trust 2231 N. Mt. Juliet Road Suite 202 Mt. Juliet TN 37122	Same address as new owner	044-11-0-032.00

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED NINETY THOUSAND AND 00/100 Dollars ($190,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **LINDA MARABLE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **BENJAMIN C. WILSON AND WHITNEY WILSON, TRUSTEES OF THE BENJAMIN WILSON REVOCABLE LIVING TRUST**, **under Trust Agreeement dated April 3, 2017**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 138, Section A, Village of Old Hickory, as shown on revised plan recorded Plat Book 1424, Page 101, in Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Linda Marable, married from Linda Marable, Executrix of the Estate of Laura K. Huffines, by Executor's Quitclaim Deed dated 04/15/2021 and recorded 04/16/2021 in Instrument No. 20210416-0050900, Register's Office of said County.

Being the same property conveyed to Joyce Norris Huffine, a/k/a Joyce Norris Huffines, for life, Remainder to Laura K. Huffines from Joyce Norris Huffine, a/k/a Joyce Norris Huffines, by Quitclaim Deed dated 05/31/2018 and recorded 06/01/2018 in Instrument No. 20180601-0052348, Register's Office of said County.The said Joyce Norris Huffine, a/k/a Joyce Norris Huffines, having died 12/23/2020, all right title and interest then passing to Laura K. Huffines. Laura K. Huffines having died, Testate in Davidson County, Probate Case #20P-1579.

Being the same property conveyed to Joyce Norris Huffine from Frank L. Norris and Lillian Davis Norris, by Warranty Deed dated 10/11/1982 and recorded 07/18/1988 in Book 7601, page 370, Register's Office of said County.

The address of the herein described property is believed to be 119 Buffalo Street, Old Hickory, TN 37138, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 5th day of August, 2021

GRANTOR(S)

Linda Marable

Linda Marable

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Linda Marable, 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 seal, this the 5 day of August 2021.

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022

Katherine Warren

Notary Public

Katherine Warren

Printed Notary Name

My commission expires: 4-13-22

TRUE COPY CERTIFICATION

I, Frank Roberts, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on 8-5-2021 (date of document).

Frank Roberts

8/5/2021
Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 5th day of August, 2021.

Notary's Signature

My Commission Expires: November 6, 2024

Notary's Seal

