RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Rd.
Suite 203
Mt. Juliet, Tennessee 37122
File No.: QWB-1236-2021

WARRANTY DEED

Karen Johnson Davidson County
Batch# 693782 DEEDWARR
08/10/2021 10:06:30 AM 5 pgs
Fees: $28.00 Taxes: $1,017.50
20210810-0107468

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 day of July, 2021

NOTARY PUBLIC

My commission expires: 12-5-2022

SAMANTHA SIMMONS
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 12-5-2022

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
Joseph A. Fox and Kimberly L. Fox 234 Hidden Lake Hendersonville, TN 37075	Same address as new owner	150-02-0-183

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED SEVENTY FIVE THOUSAND AND 00/100 Dollars ($275,000.00) 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, **BENJAMIN C. WILSON AND WHITNEY WILSON, TRUSTEES OF BENJAMIN WILSON REVOCABLE LIVING TRUST DATED APRIL 3, 2017, AND BENJAMIN WILSON AND WHITNEY WILSON, TRUSTEES OF WHITNEY WILSON REVOCABLE LIVING TRUST DATED APRIL 3, 2017, AS TO A 75% INTEREST, AND MICHAEL L. COMBS AND SUMMER R. COMBS, HUSBAND AND WIFE, AS TO A 25% INTEREST,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JOSEPH A. FOX AND WIFE KIMBERLY L. FOX,** hereinafter called the Grantee(s), their heirs and assigns forever, Joseph A. Fox and Kimberly L. Fox, husband and wife 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. 61 on the plan of Harbor Gate, Section 1, of record in Book 5200, page 712, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Benjamin C. Wilson and Whitney Wilson, Trustees of Benjamin Wilson Revocable Living Trust under the provisions of a Trust agreement dated April 3, 2017, and Whitney Wilson and Benjamin Wilson, Trustees of Whitney Wilson Revocable Living Trust under the provisions of a Trust agreement dated April 3, 2017, as to a 75% interest, and to Michael L. Combs and Summer R. Combs, husband and wife, as to a 25% interest, from Benjamin C. Wilson and Whitney Wilson, Trustees of Benjamin Wilson Revocable Living Trust under the provisions of a Trust agreement dated April 3, 2017, and Whitney Wilson and Benjamin Wilson, Trustees of Whitney Wilson Revocable Living Trust under the provisions of a Trust agreement dated April 3, 2017, by Quitclaim Deed dated September 10, 2020 and recorded September 15, 2020 in Instrument #20200915-0104969, said Register's Office.

Being the same property conveyed to Benjamin Wilson and Whitney Wilson, Trustees of the Benjamin Wilson Revocable Living Trust dated April 3, 2017, and Whitney Wilson and Benjamin Wilson, Trustees of the Whitney Wilson Revocable Living Trust dated April 3, 2017, from Allen H. Hempelmann and wife, Nancy C. Hempelmann by Warranty Deed dated August 15, 2019 and recorded August 22, 2019 in Instrument #20190822-0084273, said Register's Office.

Being the same property conveyed to Allen H. Hempelmann and wife, Nancy C. Hempelmann from Phillip D. McCarty and wife, Melanie S. McCarty, and Matthew B. McCarty and wife, Zoe M. McCarty by Warranty Deed dated May 16, 1997 and recorded May 22, 1997 in Book 10463, page 396, said Register's Office.

The address of the herein described property is believed to be 1017 Wesleyville Street, Nashville TN 37217, 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 30th day of July, 2021

GRANTOR(S)

Benjamin Wilson Revocable Living Trust dated Apri l 3, 2017

By: _____
Benjamin C. Wilson, Trustee

By: _____
Whitney Wilson, Trustee

Whitney Wilson Revocable Living Trust dated April 3, 2017

By: _____
Benjamin Wilson, Trustee

By: _____
Whitney Wilson, Trustee

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public, Benjamin C. Wilson and Whitney Wilson, Trustees of Benjamin Wilson Revocable Living Trust dated April 3, 2017, Michael L. Combs, Summer R. Combs, and Benjamin Wilson and Whitney Wilson, Trustees of Whitney Wilson Revocable Living Trust dated April 3, 2017, 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 30th day of July, 2021.

FRANK W. ROBERTS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

_____
Notary Public

_____
Printed Notary Name

My commission expires: 10/6/21

WITNESS MY/OUR HANDS, this 30th day of July, 2021

Michael L. Combs

Summer R. Combs

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public, Michael L. Combs and Summer R. Combs, 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 30 day of July, 2021.



Sarah E. Simmons
Notary Public

Sarah E. Simmons
Printed Notary Name

My commission expires: 12-6-22

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 7.30-2021 (date of document).

Frank Roberts

7.30-2021

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 30th day of July, 2021.

Notary's Signature

My Commission Expires: November 4, 2024

Notary's Seal

