Karen Johnson Davidson County
Batch# 702295 DEEDWARR
08/23/2021 08:56:30 AM 3 pgs
Fees: $18.00 Taxes: $987.90
20210823-0113283

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20215649

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$267,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 19 day of August, 2021.

TAMEKA FULGHAM
Notary Public in and for
STATE OF OKLAHOMA
Commission #20013595
Expires: 3 Nov 2024

Notary Public
My Commission Expires: 11/03/24

WARRANTY DEED

THIS INDENTURE, made this 20th day of August, 2021, among:

KRISTIN BENSON, A SINGLE WOMAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

MARTIN WILSON AND YELINA V. WILSON, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 201 on the Plan of Revised Phase Two, Heritage Square of record in Plat Book 5200, Page 378, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
Being the same property conveyed to Kristin Benson by Warranty deed from Jessica Pensinger, an unmarried woman of record in Instrument No. 20190411-0033281 Register's Office for Davidson County, Tennessee, dated April 10, 2019 and recorded on April 11, 2019. Being also known as 505 Heritage Ln Madison, Tennessee 37115.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Kristin Benson

State of OK
County of Tulsa

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Kristin Benson**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19 day of August, 2021.

TAMEKA FULGHAM
Notary Public In and for
STATE OF OKLAHOMA
Commission #20013595
Expires: 3 Nov 2024

Tameka Fulgham
Notary Public
My Commission Expires: 11/03/2024

Owner Name & Property Address:

Name: Martin Wilson and Yelina V. Wilson
Address: 505 Heritage Lane
City, State, Zip: Madison, TN 37115

Responsible Party For Taxes:

Name: Martin Wilson & Yelina V. Wilson
Address: 500 Augusta Lane
City, State, Zip: Mt. Juliet, TN 37122

Tax ID: 042-07-0A-037.00-CO

Certificate of Authenticity

I, Nick Harris, 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 8-19-2021.

Date

Affiant Signature

8-19-2021

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 19TH day of August, 2021.

Notary's Signature

My Commission Expires: 4/27/2025

Date

Notary's Seal (if on paper)

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON