Karen Johnson Davidson County
Batch# 716962 DEEDWARR
09/15/2021 11:05:30 AM 3 pgs
Fees: $18.00 Taxes: $11,100.00
20210915-0123764

WARRANTY DEED

PAMELA AUTRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-19-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,000,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Amelia Hillenbrand Wilson and Richard H. Wilson, Jr., Co-Trustees of the CHF Dynasty Trust, dated June 23, 2011	Amelia Hillenbrand Wilson and Richard H. Wilson, Jr., Co-Trustees of the CHF Dynasty Trust, dated June 23, 2011	130 16 0 006.00
(NAME)	(NAME)	
4517 Alcott Drive	4517 Alcott Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Adam Wilson and Julie Wilson, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Amelia Hillenbrand Wilson and Richard H. Wilson, Jr., Co-Trustees of the CHF Dynasty Trust, dated June 23, 2011**, hereinafter called the GRANTEE(S), his/her/their 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. 3 on the Plan of Echo Hills, of record in Plat Book 1835, Page 76, 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 Adam Wilson and Julie Wilson, husband and wife by Warranty Deed from Richard H. Hammond and Elizabeth K. Hammond, Trustees of the Hammond Revocable Living Trust, dated September 12, 2017, dated 03/17/2020 and recorded 03/18/2020, of record in Instrument 202003180029875, Register's Office for Davidson County, Tennessee.

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) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 4517 Alcott Drive, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 13th day of September, 2021.

Adam Wilson

Julie Wilson

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Adam Wilson and Julie Wilson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 13th day of September, 2021.

Notary Public:
My Commission Expires: _____

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-28-2024

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

202109150123764

CERTIFICATE OF AUTHENTICITY

I, Deborah Rand do hereby make oath that I am a licensed attorney and/or 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 9/13/2021.

Affiant
Date: 9/13/2021

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 13th day of September, 2021

Notary Public

My Commission Expires:

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024