Karen Johnson Davidson County
Batch# 728391 DEEDWARR
10/01/2021 10:26:30 AM 3 pgs
Fees: $18.00 Taxes: $943.87
20211001-0132222

	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $255,100.00 Affiant Subscribed and sworn to before me this 27th day of September, 2021. Notary Public My commission expires: 7-22-25 KAREN K. VALENTINE STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Maichel Basilous	**SWBC Mortgage, ISAOA, ATIMA**	**13606012300**
3510 Wood Bridge Dr	**9311 San Pedro #100**	
Nashville, TN 37217	**San Antonio, TX 7216**	

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 ACKNOWLEDGE, WE,

Brandon Adams, Trustee of The 3510 Wood Bridge Dr Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Maichel Basilous, single man

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. 420, on the plan of Priest Lake Subdivision, Section 7-A (erroneously referred to as Section 7-1 in prior deed of record), of record in Book 5200, Pages 107-109, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Brandon Adams, Trustee of The 3510 Wood Bridge Dr Trust, by Warranty Deed from Cary W. Erwin and Debra L. Erwin, husband and wife, dated June 3, 2021, of record in Instrument No. 20210609-0077307, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Cary W. Erwin and wife, Debra L. Erwin, by Warranty Deed from Howard G. Hockenberger and wife, Virginia Beth McMullan, dated April 30, 1991, of record in Book 8345, Page 208, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (____) property known as 3510 Wood Bridge Dr, Nashville, TN 37217.

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 do 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 in 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

_____ Date: 9-28-21

The 3510 Wood Bridge Dr Trust
By: Brandon Adams
Its: Trustee

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **BRANDON ADAMS** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that is the Trustee of The 3510 Wood Bridge Dr Trust and that he is authorized by The 3510 Wood Bridge Dr Trust to execute this instrument on its behalf.

Witness my hand, at office, this 28th day of September, 2021.

Karen Valentine
NOTARY PUBLIC

My Commission Expires: 7-22-25

KAREN K. VALENTINE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Certificate of Authenticity

I, Samantha Smith, 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

9/28/21.
Date

Affiant Signature

9/28/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of September, 2021.

Karen K. Valentine
Notary's Signature

KAREN K. VALENTINE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: 7-22-25
Date

Notary's Seal (if on paper)