RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Rd.
Suite 203
Mt. Juliet, Tennessee 37122
File No.: QWB-734-2021

WARRANTY DEED

Karen Johnson Davidson County
Batch# 752256 DEEDWARR
11/10/2021 08:01:30 AM 4 pgs
Fees: $23.00 Taxes: $1,132.20
20211110-0149845

STATE OF TENNESSEE
COUNTY OF DAVIDSON

WILSON COUNTY FRANK W. KNOX STATE OF TENNESSEE NOTARY PUBLIC

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $306,000.00

AFFIANT

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

NOTARY PUBLIC

My commission expires: 9/20/25

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
Matthew Richard Curtis 124 Orchard Drive Old Hickory TN 37138	Same address as new owner	044-11-0-024

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED SIX THOUSAND AND 00/100 Dollars ($306,000.00) 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, **WHITNEY WILSON, TRUSTEE OF THE BENJAMIN C. WILSON REVOCABLE LIVING TRUST, AND PRIME REFERRAL NETWORK, LLC**, a Tennessee limited liability company, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MATTHEW RICHARD CURTIS**, unmarried man, 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. 145, of Section" A" on the Plan of E.I. DuPont DeNemours and Company's Subdivision, as of record in Book 1424, Page 68, Register' s office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to the Trustee(s) of the Benjamin C. Wilson Revocable Living Trust, and Prime Referral Network, LLC, a Tennessee limited liability company, from Brandon Adams, Trustee of the 124 Orchard Dr Trust, by Warranty Deed dated May 25, 2021 and recorded May 28, 2021 in Instrument #20210528-0072532, said Register's Office.

Being the same property conveyed to Brandon Adams, Trustee of The 124 Orchard Dr. Trust from Marci Harbour and Roberta L. McClintoch, Heirs of the Estate of Deborah A. McClintoch, by Warranty Deed dated 04/15/2021 and recorded 04/20/2021 in Instrument No. 20210420-0052914, Register's Office of said County. (Deborah A. McClintoch died 6/28/2020, probate Docket # 20P-1609, see Affidavit of Heirship in Instrument Number 20210420-0052913).

Being the same property conveyed to Robert G. McClintoch and wife, Deborah A. McClintoch from Aaron C. Watts, single, by Warranty Deed dated 06/06/1989 and recorded 06/08/1989 in Book 7860, page 385, Register's Office of said County. Also being the same property title to which vested in Deborah A. McClintoch upon the death of her husband, Robert G. McClintoch, by reason of their tenancy by the entirety. (Date of death 9/20/2018)

The address of the herein described property is believed to be 124 Orchard Drive, 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 30th day of September, 2021

GRANTOR(S)

Trustee(s) of the Benjamin C. Wilson Revocable Living Trust

By: _____
Whitney Wilson, Trustee

Prime Referral Network, LLC, a Tennessee Limited Liability Company

By: _____
Whitney King, Authorized Agent

STATE OF TENNESSEE
COUNTY OF Wilson

On this the 30th day of September 2021, before me, appeared Whitney Wilson, Trustee of Benjamin Wilson Revocable Living Trust dated April 3, 2017, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn did avow that she is a Trustee of the Benjamin C. Wilson Revocable Living Trust, the within-named bargainors, a Trust, and that as such Trustee she executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by themselves as Trustee.

WITNESS my hand and seal, this the 30th day of Sept., 2021.

FRANK W. ROBERTS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

Frank W. Roberts

Printed Notary Name

My commission expires: 5/6/24

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Whitney King, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the Authorized Agent of Prime Referral Network, LLC the within named bargainor, and that as such authorized agent, she executed the within instrument for the purposes therein contained by signing as agent of Prime Referral Network LLC.

WITNESS my hand and seal, this the 30th day of September, 2021.

FRANK W. ROBERTS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

Frank W. Roberts

Printed Notary Name

My commission expires: 5/6/24

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 9/30/21 (date of document).

Frank Roberts

9/30/21

Date

State of Tennessee
County of Wilson

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

Notary's Signature

My Commission Expires: November 6, 2024

Notary's Seal

MARTHA E. BERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 06, 2024