Karen Johnson Davidson County
Batch# 808887 DEEDWARR
02/22/2022 10:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20220222-0019727

RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Rd.
Suite 203
Mt. Juliet, Tennessee 37122
File No.: QWB-5446-2022

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 04 day of Feb, 2022

NOTARY PUBLIC

My commission expires: 9/23/24

STATE OF TENNESSEE NOTARY PUBLIC FRANK W. ROBERTS WILSON COUNTY

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
Keith Zeitler and Morgan Elizabeth Zeitler 119 Buffalo Street Old Hickory TN 37138	Same address as new owner	04411003200

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED TEN THOUSAND AND 00/100 Dollars ($310,000.00) 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**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **KEITH ZEITLER AND MORGAN ELIZABETH ZEITLER**, husband and wife, 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. 138, Section A, Village of Old Hickory, as shown on revised plan recorded Plat Book 1424, Page 101, in Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Benjamin C. Wilson and Whitney Wilson, Trustees of the Benjamin Wilson Revocable Living Trust, under Trust Agreement dated April 3, 2017 from Linda Marable, by Warranty Deed dated 08/05/2021 and recorded 08/10/2021 in Instrument No. 20210810-0107463, Register's Office of said County.

Being the same property conveyed to Linda Marable, married from Linda Marable, Executrix of the Estate of Laura K. Huffines, by Executor's Quitclaim Deed dated 04/15/2021 and recorded 04/16/2021 in Instrument No. 20210416-0050900, Register's Office of said County.

Being the same property conveyed to Joyce Norris Huffine, a/k/a Joyce Norris Huffines, for life, Remainder to Laura K. Huffines from Joyce Norris Huffine, a/k/a Joyce Norris Huffines, by Quitclaim Deed dated 05/31/2018 and recorded 06/01/2018 in Instrument No. 20180601-0052348, Register's Office of said County. The said Joyce Norris Huffine, a/k/a Joyce Norris Huffines, having died

12/23/2020, all right title and interest then passing to Laura K. Huffines. Laura K. Huffines having died, Testate in Davidson County, Probate Case #20P-1579.

Being the same property conveyed to Joyce Norris Huffine from Frank L. Norris and Lillian Davis Norris, by Warranty Deed dated 10/11/1982 and recorded 07/18/1988 in Book 7601, page 370, Register's Office of said County.

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.

This is improved property, known as: 119 Buffalo Street, Old Hickory, TN 37138.

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 which have been paid.

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 8th day of February, 2022.

GRANTOR(S)

Benjamin Wilson Revocable Living Trust dated April 3, 2017

By: _____
Benjamin C. Wilson, Trustee

By: _____ Trustee
Whitney Wilson, Trustee

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Benjamin C. Wilson and Whitney Wilson, Trustees of Benjamin 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 8th day of Feb, 2022.

FRANK W. ROBERTS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

_____
Notary Public

Frank W. Roberts
Printed Notary Name
My commission expires: 09/23/25

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 2/8/22 (date of document).

Frank Roberts

2/8/22

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 8th day of Feb., 2022.

Notary's Signature

My Commission Expires: November 6, 2024

Notary's Seal

