Karen Johnson Davidson County
Batch# 813859 DEEDWARR
03/02/2022 12:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20220302-0023697

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

RACHEL GIVENS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$475,000.00**

Subscribed and sworn to before me this 18 day of February, 2022.

Notary Public **Affiant**
My Commission Expires: July 9, 2022

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Julian Smith **416 Kemper Drive North** **Madison, Tennessee 37115**	**Same as New Owner**	041-12-0-092.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **DONALD RAY WILSON, DIANE WILSON CRAWFORD AND DENISE WILSON KING,** have this day bargained and sold, and do hereby transfer and convey unto the said **JULIAN SMITH, UNMARRIED MAN**, the Grantee herein, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 12, as shown on the map entitled Kemper Heights, Section 5, of record in Book 3106, page 52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to RAY D. WILSON AND WIFE, PATSY E. WILSON, by deed from CHARLES W. EVILCIZER AND WIFE, JUANITA S. EVILCIZER, of record in Book 3617, page 353, dated September 10, 1963, said Register's Office.

RAY D. WILSON died on or about March 13, 2011, leaving PATSY E. WILSON as the surviving tenant by the entirety.

PATSY E. WILSON died testate on or about July 6, 2021. Pursuant to the Last Will and Testament of Patsy Wilson, in The Chancery Court of Sumner County, Tennessee at Gallatin (Probate Division), Case No. 2021PR-455, said property was devised to her children DONALD RAY WILSON, DIANE WILSON CRAWFORD AND DENISE WILSON HICKMAN, N/K/A DENISE WILSON KING.

PATSY ELMORE WILSON and PATSY E. WILSON is one and the same person as PATSY PATTERSON WILSON.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons.

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

Witness our hands this 18 day of February, 2022.

Donald Ray Wilson
DONALD RAY WILSON

Donald Ray Wilson, executor of the Estate of Patsy Wilson
DONALD RAY WILSON, Executor of the Estate of Patsy Wilson

Diane Wilson Crawford
DIANE WILSON CRAWFORD

Denise Wilson King
DENISE WILSON KING

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Caitlin Turner, a Notary Public in and for said County and State, **DONALD RAY WILSON, individually and as executor of the Estate of Patsy Wilson,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 18 day of February, 2022.

Caitlin Turner
NOTARY PUBLIC

My Commission Expires: 7/22/25

CAITLIN TURNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON MY COMMISSION EXPIRES JULY 22, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Caitlin Turner, a Notary Public in and for said County and State, **DIANE WILSON CRAWFORD**, the within named Bargainor, 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 official seal at Goodlettsville, Tennessee, this the 18 day of February, 2022.

Caitlin Turner
NOTARY PUBLIC

My Commission Expires: 7/22/25

CAITLIN TURNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON MY COMMISSION EXPIRES JULY 22, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Caitlin Turner, a Notary Public in and for said County and State, **DENISE WILSON KING**, the within named Bargainor, 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 official seal at Goodlettsville, Tennessee, this the 18 day of February, 2022.

Caitlin Turner
NOTARY PUBLIC

My Commission Expires: 7/22/25

CAITLIN TURNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON MY COMMISSION EXPIRES JULY 22, 2025

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 2-18-22.

Affiant Signature

2-18-22

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 18 day of February, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY