Karen Johnson Davidson County
Batch# 825375 DEEDWARR
03/21/2022 11:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,172.53
20220321-0032175

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $316,900.00

Affiant

Subscribed and sworn to before me, this 3rd day of March, 2022.

Notary Public
My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ken Wilson and Ben Wilson, Trustee	**New Owner**	**08416005100**
2537 Stinson Rd	**2231 N Mt Juliet Rd, Ste 202**	
Nashville, TN 37214	**Mt Juliet, TN 37122**	

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,

Ulysses Valdez and Alexandra Gregory, husband and wife

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

Ken Wilson, a married man, a 50% undivided interest and Ben Wilson, Trustee of the Benjamin Wilson Revocable Living Trust, a 50% undivided interest

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. 20, on the Plan of Hargis Heights, of record in Plat Book 974, Page 82, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a moire complete and accurate legal description of said property.

Being the same property conveyed to Ulysses Valdez and Alexandra Gregory, husband and wife, by Quitclaim Deed from Zonia E. Estrada, dated November 18, 2020, of record in Instrument No. 20201124-01377672, 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 2537 Stinson Rd, Nashville, TN 37214.

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: 3/2/22
Ulysses Valdez

_____ Date: 3/2/22
Alexandra Gregory

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Ulysses Valdez and Alexandra Gregory, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of March 2022.

_____
NOTARY PUBLIC

My Commission Expires: 7/7/25

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 3/2/2022 (date of document).

Jennifer Russell
Affiant Signature

3/3/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 3 day of March 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

