BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 833013 DEEDWARR
04/01/2022 10:06:30 AM 2 pgs
Fees: $13.00 Taxes: $8,880.00

20220401-0037858

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 2022.

Notary Public

My Commission Expires 10/2/23

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KELLY D. MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael W. Brown and Deborah J. Brown	NEW OWNER	
(NAME)	(NAME)	
913 Dorset Drive		159 10 0B 014.00
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **JOHN NELSON, TRUSTEE OF THE 501 WILSON TRUST DATED APRIL 26, 2021**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL W. BROWN AND DEBORAH J. BROWN, HUSBAND AND WIFE,** 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. 12B, as shown on the Map of Dorset Park Subdivision, of record in Instrument No. 20080626-0065807, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to John Nelson, Trustee of the 501 Wilson Trust Dated April 26, 2021, by Warranty Deed from Steven P. Ragle, II, unmarried and Amanda N. Ragle, unmarried, of record in Instrument No. 20210902-0118433, in the Register's Office of Davidson County, Tennessee, dated August 30, 2021 and recorded on September 02, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 913 Dorset Drive, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is 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.

RETURN TO:
PREMIER ESCROW, LLC
[illegible] HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Witness my hand this 30th day of March, 2022.

501 WILSON TRUST DATED APRIL 26, 2021

BY: _____

JOHN NELSON, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, John Nelson with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of the 501 Wilson Trust Dated April 26, 2021, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal this 30th day of March, 2022.

Commission expires:

_____

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires 10/2/23