Karen Johnson Davidson County
Batch# 868865 DEEDWARR
06/08/2022 02:58:30 PM 3 pgs
Fees: $18.00 Taxes: $647.50
20220608-0065650

RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Rd.
Suite 203
Mt Juliet, Tennessee 37122
File No.: QWB-8588-2022

WARRANTY DEED

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May 2022

NOTARY PUBLIC

My commission expires: 5-5-2025

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
Shalom Handyman Services LLC 1765 Merritt Street Old Hickory, TN 37138	Same address as new owner	053-12-0-125.00

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 Dollars ($175,000.00) 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, **SHALOM HANDYMAN SERVICES, LLC**, a Tennessee limited liability company, 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 the 4th Civil District of Davidson County, Tennessee, being Lot No. 11, Block 9, on Map of Dabbs and Elliott's Subdivision No. 1 of record in Book 547, page 97, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Benjamin C. Wilson and Whitney Wilson, Trustees of the Benjamin Wilson Revocable Living Trust dated April 3, 2017, from Tammy Leigh Russell, a married woman, by Warranty Deed dated April 21, 2022 and recorded May 3, 2022 in Instrument #20220503-0051159, said Register's Office.

Being the same property conveyed to Tammy Leigh Russell from Randy Lynn Allen by Quitclaim Deed dated November 24, 2021 and recorded November 24, 2021 in Instrument #20211124-0156391, said Register's Office.

Being the same property conveyed to Randy Lynn Allen from James William Allen, Barbara Darlene Collins, and Randy Lynn Allen, Heirs of the Estate of the late James Fred Allen, by Quitclaim Deed dated November 20, 2021 and recorded November 24, 2021 in Instrument #20211124-0155897, said Register's Office.

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: 205 28th 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 current year property taxes, which taxes are being prorated between the parties.

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 31st day of May, 2022

GRANTOR(S)

Benjamin Wilson Revocable Living Trust dated April 3, 2017

By: _____
Benjamin C. Wilson, Trustee

By: _____
Whitney Wilson, Trustee

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Benjamin C. Wilson, Trustee, and Whitney Wilson, Trustee, of the 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 31 day of May, 2022.



_____
Notary Public

Martha E. Berry
Printed Notary Name

My commission expires: November 6, 2024

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 06/02/2022 ____ (date of document).

Affiant Signature

06/02/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 2 day of June, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025