RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Rd.
Suite 203
Mt Juliet, Tennessee 37122
File No.: QWB-8005-2022

WARRANTY DEED

Karen Johnson Davidson County
Batch# 873838 DEEDWARR
06/17/2022 02:58:30 PM 4 pgs
Fees: $23.00 Taxes: $1,239.50
20220617-0069864

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

AFFIANT

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

NOTARY PUBLIC

My commission expires: 9/23/25

FRANK W. ROBERTS STATE OF TENNESSEE NOTARY PUBLIC 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
John Michael Griffin and Laurie M. Griffin Mt. Juliet, TN 37122	Same address as new owner	044-15-0-261

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED THIRTY FIVE THOUSAND AND 00/100 Dollars ($335,000.00) 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 AND JACK CAMMARATA**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JOHN MICHAEL GRIFFIN AND LAURIE M. GRIFFIN** , 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. 69 on the plan of Section D, Village of Old Hickory, of record in Book 1424, page 65, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Benjamin Wilson and Whitney Wilson, Trustees of the Benjamin Wilson Revocable Living Trust, dated April 3, 2017, a 50% undivided interest, and Jack Cammarata, a 50% undivided interest, from Legacy Holdings, LLC, by Quitclaim Deed dated May 12, 2022, and recorded in Instrument _202206170069863 in Register's Office of Davidson County.

Being the same property conveyed to Legacy Holdings, a Tennessee general partnership from Benjamin C. Wilson, Trustee, and Whitney Wilson, Trustee, of the Benjamin Wilson Revocable Living Trust dated April 3, 2017, as to a 50% undivided interest, and Jack Cammarata, as to a 50% undivided interest, by Quitclaim Deed dated 05/17/2021 and recorded 05/18/2021 in Instrument No. 20210518-0067141, Register's Office of said County.

Being the same property conveyed to Benjamin Wilson and Whitney Wilson, Trustees of the Benjamin Wilson Revocable Living Trust, dated April 3, 2017, a 50% undivided interest, and Jack Cammarata, a 50% undivided interest, as tenants in common, from Robert G. Azzarito, married, by Warranty Deed dated December 19, 2018 and recorded December 21, 2018 in Instrument #20181221-0124647, 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: 1006 Elliston 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

_____
Jack Cammarata

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Jack Cammarata, 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 seal, this 31 day of May, 2022.



Notary Public

Martha E. Berry

Printed Notary Name

My commission expires: November 6, 2024

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



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 5/31/22 (date of document).

Frank Roberts

6/1/22

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 1st day of June, 2022.

Notary's Signature

My Commission Expires: November 6, 2024

Notary's Seal

