Karen Johnson Davidson County
Batch# 886045 DEEDWARR
07/08/2022 11:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,078.55
20220708-0078875

This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
109 Hazel Path, Suite 2
Hendersonville, TN 37075
615-822-8332 – phone
615-822-8172 - fax

WARRANTY DEED

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 ACKNOWLEDGED, WE, **BECKHAM WILSON, HEIR AT LAW OF KAREN LYNN WILSON, DECEASED,** HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID HULL, SINGLE MAN,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TN, DESCRIBED AS FOLLOWS TO-WIT:

BEING UNIT NO. 13 OF OAKLAND TRACE CONDOMINIUMS, PHASE III, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 7506 AT PAGE 623, THE PLAT OF WHICH IS OF RECORD IN PLAT BOOK 6900 AT PAGE 454, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO KAREN L. WILSON, UNMARRIED BY WARRANTY DEED FROM SHERILYN E. MAYO, UNMARRIED, DATED MARCH 31, 1995, OF RECORD IN BOOK 9633, PAGE 978, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID KAREN L. WILSON, DIED INTESTATE ON AUGUST 30, 2021, WITH HER ESTATE CURRENTLY BEING ADMINISTERED IN THE PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE, DOCKET NO. 21P1921. BECKHAM WILSON BEING THE SOLE HEIR OF THE ESTATE OF KAREN LYNN WILSON.

BECKHAM WILSON, IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF KAREN LYNN WILSON, DECEASED, JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING THE INTERESTS OF SAID ESTATE, IF ANY, IN THE SUBJECT PROPERTY, AND RELINQUISHING ANY RIGHT TO RECOVER THE SUBJECT PROPERTY IN THE EVENT OF A SUBSEQUENT INSOLVENCY OF THIS ESTATE.

This is improved property, known as 806 LEWIS COURT, MADISON, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

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

Witness our hands this 7TH day of JULY 2022.

Beckham H Wilson

BECKHAM WILSON

BECKHAM WILSON, HEIR AT LAW OF KAREN LYNN WILSON, DECEASED

Beckham H Wilson

BY: BECKHAM WILSON, ADMINISTRATOR

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, BECKHAM 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 such person executed the within instrument for the purposes therein contained.

DONE at offices in HENDERSONVILLE, TN, on this the 7TH day of JULY 2022.

NOTARY PUBLIC
My commission expires: 7-2-24

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, BECKHAM 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 such person executed the within instrument for the purposes therein contained, and who further acknowledged the he is the Administrator for Beckham Wilson, heir at law of Karen Lynn Wilson, deceased and that he is authorized to execute this instrument on its behalf as such Administrator.

DONE at offices in HENDERSONVILLE, TN, on this the 7TH day of JULY 2022.

NOTARY PUBLIC
My commission expires: 7-2-24

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$291,500.00**

Affiant

Subscribed and sworn to before me, this the 7TH day of JULY 2022.

NOTARY PUBLIC
My commission expires: 1/11/2025

STEPHEN SISCO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Address New Owner(s) as follows:
DAVID HULL
806 LEWIS COURT
MADISON, TN 37115

Send Tax Bills To:
Same as above

Map and Parcel Number(s): 051-10-0-E/013.00

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Faith Lowe, 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 July 7, 2022.

Custodian's Signature

7/7/22
date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 7th day of July, 2022.

Notary Public

MY COMMISSION EXPIRES: 1/11/2026

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON