RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Rd.
Suite 203
Mt. Juliet, Tennessee 37122
File No.: QWB-8782-2022

FRANK W. ROBERTS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

WARRANTY DEED

Karen Johnson Davidson County
Batch# 905915 DEEDWARR
08/22/2022 08:49:30 AM 3 pgs
Fees: $18.00 Taxes: $965.14
20220822-0094252

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,849.40.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of July, 2022

NOTARY PUBLIC

My commission expires: 9/23/25

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 Andrew Wilson, Jr., Dianna Lynn Wilson, and Carolyn D. Wilson 134 Saddle Tree Court Hermitage TN 37076	Same address as new owner	064-12-0A-134-00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED SIXTY THOUSAND EIGHT HUNDRED FORTY NINE AND 40/100 Dollars ($260,849.40) 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, **WHITNEY WILSON AND BENJAMIN C. WILSON, TRUSTEES OF BENJAMIN C. 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, **LYNN WILSON AKA DIANNA LYNN WILSON, UNMARRIED WOMAN, AND JOHN ANDREW WILSON JR. AND CAROLYN D. WILSON, HUSBAND AND WIFE**, joint tenants with right of survivorship, 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 a certain building identified as property Map No. 134 aka Unit No. 134, as shown on the Plan of Section One, Fox Run, Condominium Apartments, of record in Book 4860, Page 52, register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Whitney Wilson and Benjamin Wilson, Trustees of Benjamin Wilson Revocable Living Trust, from Benjamin Wilson, by Quitclaim Deed dated 7/28/2022, and recorded in Instrument No. 202208220094251, Register's Office of said County.

Being the same property conveyed to Benjamin Wilson, married man from Donald Anthony Priori, a single man, by Warranty Deed dated 11/19/2021 and recorded 11/30/2021 in Instrument No. 20211130-0158161, Register's Office of said County.

Being the same property conveyed to Donald A. Priori, a single man, by Warranty Deed from Louise B. Carter, unmarried, of record in Instrument No. 20150930-0099054, in the Register's Office of Davidson County, Tennessee, dated September 25, 2015 and recorded on September 30, 2015.

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: 134 Saddle Tree Court, Hermitage, TN 37076

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 28th day of July, 2022

GRANTOR(S)

Benjamin C. Wilson Revocable Living Trust

By: _____
Benjamin C. Wilson, Trustee

STATE OF TENNESSEE
COUNTY OF

On this the 28 day of July 2022, before me, appeared Benjamin C. Wilson, Trustee of Benjamin Wilson Revocable Living Trust dated April 3, 2017, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn did avow that he is Trustee of the Benjamin C. Wilson Revocable Living Trust, the within-named bargainors, a Trust, and that as such Trustee he executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself as Trustee.

WITNESS my hand and seal, this the 28 day of July, 2022

SARAH E. SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 12-6-2022

Sarah E. Simmons
Notary Public

Sarah E Simmons
Printed Notary Name

My commission expires: 12-6-2022

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 7/28/22 (date of document).

Frank Roberts

8/3/22

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 3rd day of August, 2022.

Notary's Signature

My Commission Expires: March 7th, 2026

Notary's Seal

JOHN GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026