Karen Johnson Davidson County
Batch# 906664 DEEDWARR
08/23/2022 11:51:05 AM 2 pgs
Fees: $13.00 Taxes: $7,714.50

20220823-0095116

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,085,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22 DAY OF August, 2022

Notary Public

MY COMMISSION EXPIRES: 06/11/2023

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/11/2023 CHEATHAM COUNTY

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
The Wilson Tennessee Community Property Trust	Mail Owner	
(NAME)	(NAME)	
4913 Maymanor Circle		116-02-0B-050.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **JAMES C. EMERSON AND CARLITA U. EMERSON, TRUSTEES OF THE REVOCABLE TRUST OF JAMES C. EMERSON AND CARLITA U. EMERSON DATED OCTOBER 9, 2003,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FELIX Z. WILSON, III AND JODY INMAN WILSON, TRUSTEES OF THE WILSON TENNESSEE COMMUNITY PROPERTY TRUST DATED MAY 10, 2022,** HEREINAFTER CALLED THE GRANTEE, THEIR SUCCESSORS 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. 55 on the Plan of Final Plat of Hill Place, a P.U.D., of record in Plat Book 7900, Page 923, Corrected in book 10058, page 112 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James C. Emerson and Carlita U. Emerson, trustees of The Revocable Trust of James C. Emerson and Carlita U. Emerson dated October 09, 2003, by Warranty deed from John Smith and Cynthia Smith, as Tenants in Common with Right of Survivorship of record in Instrument No. 20100715-0055410 Register's Office for Davidson County, Tennessee, dated July 09, 2010.

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 4913 Maymanor Circle, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-BP-22-4913

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.

Witness my hand this 19th day of August, 2022

REVOCABLE TRUST OF JAMES C. EMERSON AND CARLITA U. EMERSON DATED OCTOBER 9, 2003

BY: James C. Emerson

JAMES C. EMERSON, TRUSTEE

BY: Carlita U. Emerson

CARLITA U. EMERSON, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, James C. Emerson and Carlita U. Emerson, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Trustees of the Revocable Trust of James C. Emerson and Carlita U. Emerson, and who further acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal this 19th day of August, 2022.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires 10/2/23

Notary Public