WARRANTY DEED

Karen Johnson Davidson County
Batch# 925206 DEEDWARR
10/05/2022 08:31:30 AM 3 pgs
Fees: $18.00 Taxes: $436.60
20221005-0109617

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF Sept., 2022

Notary Public

MY COMMISSION EXPIRES: 4-13-25

CHERIE FRANKLIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 04-13-2025

(AFFIX SEAL)

MST 2022-1296

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul B. Michel an unmarried man	New Owner	030-00-0-267.00
(NAME)	(NAME)	
2213 Sultana Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, WE, **Kelly A. Wilborn and Michael R. Wilborn, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paul B. Michel an unmarried man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING located in the 14th Civil District of Davidson County, TN, on the South side of Seymour Hollow Road and being described as follows:

TRACT NO. 8: BEGINNING at a 14-inch walnut tree in the South margin of Seymour Hollow Road, same being in the east boundary of Jason K. Forrest (IN #20030312-0033005, RODCT) and the Northernmost Northwest corner of this tract; thence with said margin North 81 degrees 06 minutes 29 seconds East 142.63 feet to an iron rod in said margin; thence leaving road with line of Tract #7 of the Hopkins property (5.01. acres as per survey of same date) South 01 degree 57 minutes 40 seconds West 254.67 feet to an iron rod; thence South 49 degrees 38 minutes 50 seconds West 800.78 feet: to an iron rod; thence with line of David Lee Gunderson (DB 3702, PG 352, RODCT) North 12 degrees 46 minutes 21 seconds East 88.93 feet to a fallen snag; thence North 04 degrees 56 minutes 25 seconds West 253.97 feet to a metal post; thence North 03 degrees 27 minutes 37 seconds West 204.71 feet to an iron rod at a cedar post; thence with line of Jason K. Forrest North 82 degrees 05 minutes 03 seconds East 511.01 feet to an iron rod; thence North 05 degrees 39 minutes 1.8 seconds West 137.17 feet to the point of beginning containing 5.01 acres more or less by survey by Carroll Dean Carman, Registered Land Surveyor, Tennessee Number 910, address 150 Middle Fork Road, Hartsville, Tennessee, 37074 dated September 27, 2007.

Being the property conveyed to Kelly A. Wilborn and Michael R. Wilborn, wife and husband, by Warranty Deed from Kenneth L. Burton, unmarried dated April 5, 2021 and recorded in Instrument No. 20210407-0046038, Register's Office for Davidson County, Tennessee.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2022, a lien not yet due and payable. Application for Greenbelt Assessment of record in Instrument Number 20070412-0044073, in the Register's Office for Davidson County, Tennessee. Restrictions of record as Instrument Number 20130903-0092649 in the Register's Office for Davidson County, Tennessee.

This property, known as 5050 Seymour Hollow Road, Whites Creek, TN 37189
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hand(s) this 30 DAY OF Sept., 2022.

Kelly A. Wilborn

Michael R. Wilborn

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Kelly A. Wilborn and Michael R. Wilborn, wife and husband, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30 day of September, 2022.

Notary Public

My commission expires: 4-13-25

(SEAL)

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025

True Copy Certification

I, Yvette Meldrum, 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 September 30, 2022.

Signature
September 30, 2022
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this September 30, 2022

Notary's Signature

My Commission Expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025