Karen Johnson Davidson County
Batch# 938416 DEEDWARR
11/07/2022 09:53:07 AM 2 pgs
Fees: $13.00 Taxes: $2,127.50
20221107-0119413

Warranty Deed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $575,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of November, 2022.

Notary Public

My commission expires:

APRIL N. BENNETT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/06/2026
DAVIDSON COUNTY

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-BR-22-1111

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Erin E. Wilging and Steven T. Wilging	New Owner(s)	083-03-0-164.00
1111 Porter Road		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JENNA LYN HARRIS AND HUSBAND, MATTHEW MARK HARRIS**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEVEN T. WILGING AND ERIN E. WILGING, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a portion of Lot No. 28 in W.S. Ashworth's Resubdivision of Lots 47, 48, 49, and 50 of the Town of Brownsville, of record in Book 161, page 153, Register's Office for Davidson County, Tennessee, described in a survey by Howard George and Associates, Project No. DA083-03-163, dated March 25, 1991, as follows:

Beginning at a railroad spike set 25 feet Southeast of the center of Porter Road and 129.87 feet from the Southwest right-of- way of Greenwood Avenue; thence South 69 degrees 16 minutes East 225.49 feet to a square iron pin set; thence South 14 degrees 19 minutes West 34.08 feet to a square iron pin set; thence South 19 degrees 49 minutes West 15.26 feet to a square iron pin set; thence North 69 degrees 11 minutes West 241.33 feet to a square iron pin set 25 feet Southeast of the center of Porter Road; thence along a curve to the right 50.20 feet (Delta= 2 degrees 50 minutes 00 second; Radius= 1015.00 feet; Tangent= 25.11 feet; Chord; North 34 degrees 19 minutes East 50.19 feet) to the beginning; containing 0.26 acres, more or less

Being the same property conveyed to Jenna Lyn Harris and husband, Matthew Mark Harris by Warranty deed from Robert Clyde Harris, Jr. and Kemberly A. Harris, husband and Wife of record in Instrument No. 20130722-0075427 Register's Office for Davidson County, Tennessee, dated July 15, 2013 and recorded on July 22, 2013.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1111 Porter Road, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of November, 2022.

Matthew Mark Harris

Jenna Lyn Harris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Matthew Mark Harris and Jenna Lyn Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1st day of November, 2022.

Notary Public

My Commission Expires: 3-3-25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025