Karen Johnson Davidson County
Batch# 946979 DEEDWARR
12/02/2022 10:03:30 AM 4 pgs
Fees: $23.00 Taxes: $296.00
20221202-0126185

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of November, 2022.

KELLY SLAGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

Notary Public
MY COMMISSION EXPIRES: 3/6/24
File No. G21-13198

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Lanna A. Wilson (NAME)	Wilson Bank & Trust (NAME)	41-71 & 41-139
5015 Peach Mountain Circle (STREET ADDRESS)	1476 North Mount Juliet Road (STREET ADDRESS)	
Gainesville, GA 30507 (CITY) (STATE) (ZIP)	Mt. Juliet, TN 37122 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Mary Nell Rager, Trustee of The Rager Family Trust dated May 14, 1996, Robert D. Pyron, Henry K. Tittle, Successor Trustee of The Tittle Family Trust dated December 18, 2013, Henry K. Tittle, and Philip Hunter**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lanna A. Wilson, a single woman**, 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:

Situated and lying in the 3rd Councilmanic District of Davidson County, Tennessee being combined parcels 04100007100 & 04100013900 being more fully described as follows:
Beginning at an Iron Rod Old in the Eastern right of way of Brick Church Pike being corner to JWM6, Inc. (Instrument # 000106700000499); thence leaving Brick Church Pike and with JWM6, Inc. N 78°21'17" E a distance of 310.61' to an Iron Rod Old in the Western line of David Williams (Instrument # 00005710000513);thence leaving JWM6 and with Williams S 09°31'58" W passing Little Creek a distance of 97.66' to an Iron Pipe Old; thence N 50°05'34" E a distance of 219.62' to an Iron Rod Old; thence N 61°38'24" E a distance of 38.49' to an Iron Rod Set; thence leaving Williams S 30°30'00" E a distance of 37.44' to an Iron Rod Set; thence S 04°14'50" W a distance of 301.63' to an Iron Rod Old being the Northwest corner to Kimberley Smith (Instrument # 201307090071026) and Charles Dick (Instrument # 000100490000984); thence leaving Smith and with Dick N 84°27'14" W a distance of 209.26' to an Iron Rod Set; thence S 03°32'21" W a distance of 65.04' to a Point in the fence; thence S 05°17'19" E a distance of 59.94' to a Concrete Monument Old; thence S 86°07'09" W a distance of 126.71' to a Concrete Monument old in the Eastern right of way of Brick Church Pike; thence with Brick Church Pike N 34°47'37" W a distance of 165.72' to a Point; thence N 27°56'33" W a distance of 100.48' to an Iron Rod Set; thence N 25°06'41" E a distance of 32.99' to an Iron Rod Set; thence N 21°44'23" W a distance of 70.75' to the point of beginning having an area of 133397.7 square feet or 3.06 acres more or less.

Being a portion of the property conveyed to Rager Family Trust (1/5), Robert D. Pyron (2/5), Phillip Hunter (1/5), and Barbara J. Tittle (1/5) by deed of record in Instrument Number 201709140094065. The said Barbara Tittle having died intestate 2/8/18 vesting her 1/5 interest in her husband Henry E. Tittle and Henry K. Tittle. See affidavit of heirship of record in Record Book _* ___, Page _____, Register's Office for Davidson County, Tennessee. The said Henry E Tittle having since died testate, and by will of record in the Second Circuit Court for Davidson County, Tennessee Twentieth Judicial District, Case No. 18P791, the interest of Henry E. Tittle passed to the Tittle Family Trust Dated December 18, 2013. Henry K. Tittle was appointed successor trustee of the Tittle Family Trust with authority to convey all interest held by the Trust.

* 202212020126184

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 0 Brick Church Pike, Whites Creek, TN 37189.

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. Whenever 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 29th day of November, 2022.

The Rager Family Trust dated May 14, 1996

By: _____
Mary Nell Rager, Trustee

_____
Robert D. Pyron

The Tittle Family Trust dated December 18, 2013

By: _____
Henry K. Tittle, Successor Trustee

_____
Henry K. Tittle

_____
Phillip Hunter

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Mary Nell Rager, Trustee of The Rager Family Trust dated May 14, 1996, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of November, 2022.

_____
Notary Public

My Commission Expires:

D. TODD SHOLAR
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-19-2026

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Henry K. Tittle, Successor Trustee to The Tittle Family Trust dated December 18, 2013, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Successor Trustee of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of November, 2022.

Notary Public My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of November, 2022, before me personally appeared Robert D. Pyron, Henry K. Tittle and Philip Hunter, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office this 29th day of November, 2022.

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 11/29/22 (date of document).

Affiant Signature

12/2/22
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 2 day of December, 2022

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY