Karen Johnson Davidson County
Batch# 968351 DEEDWARR
02/07/2023 11:51:30 AM 5 pgs
Fees: $28.00 Taxes: $3,237.50
20230207-0008888

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

JOSEPH VANCE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF GREENE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $875,000.00

Affiant

Subscribed and sworn to before me this 1st day of February, 2023.

Notary Public
My commission expires: 02/28/2026

Address of New Owner:	Send Tax Bills to:	Tax Information
Elizabeth W. Willis 1 Jones Circle Old Hickory, TN 37138	New Owner	044-11-0-187

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Allison Mackenzie Behel and Tyler Harwell Behel, Trustees of The Don Harwell Behel and Lea Ann Behel, Irrevocable Trust dated March 9, 2012** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Elizabeth W. Willis,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 7, River Vista Subdivision, Village of Old Hickory, as shown on Plan of record in Book 1424 Page 118, Register's Office for Davidson County, Tennessee, fronting 101.7 on Jones Avenue and containing 1.22 acres, more or less.

Being the same property conveyed to Don H. Behel and wife, Lea Ann Behel by deed from Richard L. Brown and Patricia W. Merritt, Co-Executors of the Estate of Rebecca Forehand Miller of record in Book 9004 Page 354, Register's Office for Davidson County, Tennessee, and dated June 30, 1993. Don H. Behel and Lea Ann Behel conveyed their interest to Allison Mackenzie Behel and Tyler Harwell Behel, Trustees of The Don Harwell Behel and Lea Ann Behel Irrevocable Trust by Quitclaim Deed of record in Instrument No. 20120309-0020959, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2023 and subsequent years, which are not yet due and payable

2. All matters appearing on the plan of River Vista Subdivision, Village of Old Hickory of record in Book 1424 Page 118 Register's Office for Davidson County, Tennessee.

3. Subject to the Covenant, Condition, or Restriction, recorded in Book 1780, Page 466 in the official records of the Davidson County Register of Deeds.

This property is improved property known as 1 Jones Circle, Nashville, TN 37138

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 31st day of January, 2023.

The Don Harwell Behel and Lea Ann Behel, Irrevocable Trust dated March 9, 2012

By: Allison MacKenzie Behel
Allison Mackenzie Behel, Trustee

202302070008888

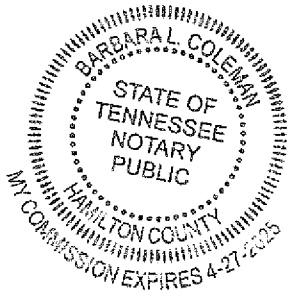
STATE OF TN
COUNTY OF HAMILTON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Allison Mackenzie Behel, with whom I am personally acquainted, and who acknowledged themselves to be the trustee of The Don Harwell Behel and Lea Ann Behel, Irrevocable Trust, and as such trustee being authorized so to do, executed this instrument for the purposes therein contained and on behalf of The Don Harwell Behel and Lea Ann Behel Irrevocable Trust.

Witness my hand, at office, this 31st day of January, 2023.

Barbara L Coleman
Notary Public

My Commission expires: 4-27-2025



By: Tyler Harwell Behel, Trustee
Tyler Harwell Behel, Trustee

STATE OF TN
COUNTY OF Greene

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Tyler Harwell Behel, with whom I am personally acquainted, and who acknowledged themselves to be the trustee of The Don Harwell Behel and Lea Ann Behel, Irrevocable Trust, and as such trustee being authorized so to do, executed this instrument for the purposes therein contained and on behalf of The Don Harwell Behel and Lea Ann Behel Irrevocable Trust.

Witness my hand, at office, this 31st day of January 2023.

Notary Public

My Commission expires: 02/28/2026

JOSEPH VANCE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF GREENE

Tennessee Certification of Electronic Document

I, Emilee Gibson, 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 2/1/23 (date of document).

Emilee Gibson
Affiant Signature

2/7/23
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 7th day of February, 2023.

Danielle Marie Crane
Notary's Signature

MY COMMISSION EXPIRES: 2/22/25

NOTARY'S SEAL

Danielle Marie Crane
State of Tennessee
Notary Public
Rutherford County