39B

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 981771 DEEDWARR
03/17/2023 09:41:21 AM 2 pgs
Fees: $13.00 Taxes: $3,145.00

20230317-0019343

File #23-DM-3613-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF March, 2023.

Notary Public

MY COMMISSION EXPIRES: 3/3/26

(AFFIX SEAL)

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

**THIS INSTRUMENT WAS PREPARED BY**
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NUMBER (S) |
|---|---|---|
| **John Robinson Solberg and Kristin Lauren Solberg** (NAME) | New Owner (NAME) | |
| 3613 Valley Vista Rd. (ADDRESS) | (ADDRESS) | 104 13 0 199.00 |
| Nashville TN 37205 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **EILEEN WILCOX, TRUSTEE OF THE EILEEN Q WILCOX REVOCABLE TRUST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN ROBINSON SOLBERG, AND KRISTIN LAUREN SOLBERG** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit: ****HUSBAND AND WIFE** **

Land in Davidson County, Tennessee, being Lot 19, Bellwood, Block "B", as shown on plat of record in Plat Book 547, Pages 149-150, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Eileen Q. Wilcox, by Warranty Deed from Malcolm deB White Jr. and Pamela H. White, Husband and Wife, of record in Instrument No. 20150813-0081363, in the Register's Office of Davidson County, Tennessee, dated August 12, 2015 and recorded on August 13, 2015.

Being the same property conveyed to The Eileen Q. Wilcox Revocable Trust, by Quitclaim Deed from Eileen Q. Wilcox, of record in Instrument No. 20210119-0008060, in the Register's Office of Davidson County, Tennessee, dated January 19, 2021 and recorded on January 19, 2021.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Bellwood, as recorded in Plat Book 547, Page(s) 149-150.
*Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **3613 Valley Vista Road, Nashville, TN 37205**.

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; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 15 day of March, 2023.

The Eileen Q Wilcox Revocable Trust

By: Eileen Wilcox TRUSTEE
Eileen Wilcox, Trustee

Eileen Wilcox
Eileen Wilcox, Individually

STATE OF MARYLAND
COUNTY OF ANNE ARUNDEL

On this 15 day of March, 2023, before me personally appeared Eileen Wilcox, Trustee of The Eileen Q Wilcox Revocable Trust, and individually, 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 15 day of March, 2023.

Lori G. Kempf
Notary Signature
My commission expires: 08/14/2023

LORI G. KEMPF
NOTARY PUBLIC
Comm. Exp. Aug 14, 2023
Anne Arundel County
STATE OF MARYLAND

**RETURN TO:**
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204