Karen Johnson Davidson County
Batch# 996940 DEEDWARR
04/27/2023 01:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20230427-0031131

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $280,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st day of April, 2023.

NOTARY PUBLIC

My commission expires: 5-31-26

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Tucker Davis Weaver and Dan M. Weaver, and Margaret Elaine Weaver	CrossCountry Mortgage, LLC	053-03-0-363.00
(NAME)	(NAME)	
1701 Golf Club Rd.	2160 Superior Avenue	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Cleveland, OH 44114	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Barbara T. Fillmore and husband, Stephen Douglas Fillmore,** hereinafter called the **GRANTOR(S),** have/has bargained and sold, and by these presents do transfer and convey unto **Tucker Davis Weaver , a single person and Dan M. Weaver and Margaret Elaine Weaver , husband and wife, all as joint tenants with rights of survivorship**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 68, as shown on the map entitled Revised Plan of Section "E", Village of Old Hickory, of record in Book 1424, page 132, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to BENJAMIN F. THOMAS, JR. AND WIFE, BETTY R. THOMAS, by deed from F. SPILLER CAMPBELL, JR., TRUSTEE AND FRED S. RAMSAY, of record in Book 3317, page 71, dated January 5, 1962, said Register's Office.

BENJAMIN F. THOMAS, JR. died on or about May 2, 2012, leaving BETTY R. THOMAS as the surviving tenant by the entirety.

BETTY R. THOMAS conveyed said property to BARBARA T. FILLMORE AND HUSBAND STEPHEN DOUGLAS FILLMORE, by Quitclaim Deed of record as Instrument No. 20121114-0104999, dated November 1, 2012, said Register's Office.

This property is __unimproved _X_improved property known as: 1701 Golf Club Rd., Old Hickory, TN 37138.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered,

except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 21st day of April, 2023.

Barbara T. Fillmore

Barbara T. Fillmore

Stephen Douglas Fillmore

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Barbara T. Fillmore and Stephen Douglas Fillmore, the herein bargainor, 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, this the 21st day of April, 2023.

Notary Public
My Commission Expires: 6-26-23

GERI FORKUM POLLARD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 4-21-23.

Date

Celia Stewart-Rouse

Affiant Signature

4-21-23

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 21st day of April, 20__.

Notary's Signature

My Commission Expires: 4/22/23

Date

Notary's Seal

