WARRANTY DEED

Karen Johnson Davidson County
Batch# 997461 DEEDWARR
04/28/2023 02:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20230428-0031564

SPENCER LAMBERT TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of April, 2023.

Notary Public

MY COMMISSION EXPIRES: 11/6/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jake W. Ohlmann	Cardinal Financial Company	Map & Parcel 085 14-0A 210.00 CO
(NAME)	(NAME)	
210 Riverstone Court	PO Box 961292	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Fort Worth, TX 76161	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, David Wilkinson and Joy Wilkinson, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jake W. Ohlmann, an unmarried man, 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:

A certain Condominium Unit in Davidson County Tennessee, described as follows:

Unit No. 210 in a Horizontal Property Regime of Riverstone Condominium, Phase One, of record in Book 6900, Page 317, Register's Office for said County, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in the Master Deed of record in Book 6998, Page 839, Register's Office for said County, and as re-stated in Book 7245, Page 211, Register's Office for said County.

Being the same property conveyed to David Wilkinson and Joy Wilkinson, husband and wife by deed from Leo B. Halfacre, Jr. and wife, Elizabeth C. Halfacre of record in Instrument No. 20221205-0126584, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

Subject to Master Deed of record in Book 6998, Page 839 as re-stated in Book 7245, Page 211, said Register's Office.

Subject to any and all matters and notes on plat of record in Book 6900, Page 317, Register's Office, Davidson County, Tennessee.

Subject to Deed of Conveyance to Metro Government of record in Book 7295, Page 991, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 210 Riverstone Court, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 our hands this 28th day of April, 2023.

David Wilkinson

Joy Wilkinson

STATE OF TENNESSEE

COUNTY OF Robertson

On this 28th day of April, 2023, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **David Wilkinson and Joy Wilkinson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
2-26-24

Notary Public,

FRANKIE A. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

202304280031564

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 April 28, 2023.

Tori Cole

Affiant Signature

Date: 04/28/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this April 28, 2023.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

