Karen Johnson Davidson County
Batch# 1001590 DEEDWARR
05/10/2023 11:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20230510-0034834

WARRANTY DEED

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-25-2025

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES: 6/25/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P23-5913-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Scott Thomas Wilson	NEW OWNER	147-12-0A-208.00-CO
(NAME)	(NAME)	
208 Northcrest Commons Circle		
(ADDRESS)	(ADDRESS)	
Nashville TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Forty Thousand And No/100 Dollars ($340,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **SANDRA S. THIEL, TRUSTEE OF THE SANDRA S. THIEL LIVING TRUST DATED MARCH 25, 2009,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **SCOTT THOMAS WILSON, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 208 on the Plan of Northcrest Commons, a Horizontal Property Regime with Private Elements as described in Exhibit "A" to the Declaration of Covenants, Conditions and Restrictions for Northcrest Commons Homeowners' Association, Inc., of record in Instrument No. 20040615-0070835, as amended in Instrument No. 20040722-0087737, Instrument No. 20050228-0021538, Instrument No. 20060628-0077585, Instrument No. 20121113-0104425, Instrument No. 20170714-0071121, Instrument No. 20170714-0071122 and Instrument No. 20170124-0007624, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made for more complete details of said units, together with any interest in common area.

Being the same property conveyed to Sandra S. Thiel, Trustee of the Sandra S. Thiel Living Trust dated March 25, 2009 by Warranty Deed from Carolyn J. Wilson, unmarried of record in Instrument No. 20090422-0036614 Register's Office for Davidson County, Tennessee, dated April 21, 2009 and recorded on April 22, 2009.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 208 Northcrest Commons Circle, Nashville, TN 37211
(House No.) (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 successors 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 3 day of May, 2023.

The Sandra S. Thiel Living Trust dated March 25, 2009

BY: _____
Sandra S. Thiel, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Sandra S. Thiel, Trustee,** the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 3 day of May, 2023.

_____
Notary Public

My Commission Expires: _____

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

- The text of a certification of an electronic document must be in the following form.

I, Emma Howard, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 05/08/23 (date of document).

Emma Howard

Affiant Signature

Date: 05/08/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8 day of May, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

