Karen Johnson Davidson County
Batch# 1005577 DEEDWARR
05/19/2023 12:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,626.15
20230519-0037782

THIS INSTRUMENT PREPARED BY AND RETURN TO: **MHPS Title & Escrow** 2122 21st Avenue South, Nashville, Tennessee 37212 (615) 800-7096 SHANAE MCFERRIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-5-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $439,500.00 Shelly Mason AFFIANT Subscribed and sworn to before me, this 19th day of May, 2023 Shanae McFerrin NOTARY PUBLIC My Commission Expires: 5/5/2025

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
John R. Wilks 1228 Timber Valley Drive Nashville, TN 37214	New Owner	108-12-0-081

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED THIRTY NINE THOUSAND FIVE HUNDRED AND NO CENTS ($439,500.00,) cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 19th day of May, 2023, the undersigned, **Charles Wilhelm, a married man and Larry Brashear, a married man** and hereinafter called the Grantor, has bargained, sold, and by these presents does transfer and warrant to **John R. Wilks, a single man,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantor's right, title and interest in and to the following described real estate located in Davidson County, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 108 on the plan of East Lake, Section IV, of record in Plat book 5800, page 245, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles A. Wilhelm, by Deed from Linda F. Perry, an unmarried person, dated 07/01/2002, recorded 07/08/2002, of record in Instrument Number 20020708-0081889, of the Public Records of Davidson County, Tennessee.

This is improved property known as **1228 Timber Valley Drive, Nashville, TN 37214.**

Further, this conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions and (5) other matters of public record.

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 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 whomever.

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. Further, the captioned property is not the homestead of the grantor/mortgagor.

This 17th day of May, 2023.

Charles Wilhelm

ARTURO V ADAN
Notary Public - State of Michigan
County of Midland
My Commission Expires Jul 19, 2025
Acting in the County of Midland

STATE OF MICHIGAN)
COUNTY OF MIDLAND)

Personally, appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Charles Wilhelm,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 17th day of May, 2023

Notary Public
My Commission Expires: 7-19-2025

Larry Brashear

ARTURO V ADAN
Notary Public - State of Michigan
County of Midland
My Commission Expires Jul 19, 2025
Acting in the County of Midland

STATE OF MICHIGAN)
COUNTY OF MIDLAND)

Personally, appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Larry Brashear**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 17th day of May, 2023

Notary Public
My Commission Expires: 7-19-2025

Certificate of Authenticity

I, Jackson Bond, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally, appeared before me, Jennifer Morgan, a notary public for this county and state, Jackson Bond who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/01/2024.

Notary's Seal (if on paper)

JENNIFER MORGAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2024