WARRANTY DEED

Karen Johnson Davidson County
Batch# 1014886 DEEDWARR
06/14/2023 08:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20230614-0045186

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF June, 2023.

Notary Public

MY COMMISSION EXPIRES: 8-20-2023

(AFFIX SEAL)

JOHN W. BISHOP STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

File #23-PA-1409-P

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)
Emilee D. Wilson and Jarod A. Hamm	**Mortgage Investors Group**	
(NAME)	(NAME)	
1409 McAlpine Avenue	**8320 East Walker Springs Lane**	**061 16 0 327.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Knoxville, TN 37923**	
(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, **MICHAEL A. WILKEY, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EMILEE D. WILSON AND JAROD A. HAMM, A MARRIED COUPLE** 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:

Land in Davidson County, Tennessee, being Lot No. 2 on the Resubdivision of Lot 18- Block "C" of Country Club Estates of record in Book 8250, Page 99, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael A. Wilkey, an unmarried man, by Warranty Deed from Brent Horst, an unmarried man, of record in Book 11452, Page 281, in the Register's Office of Davidson County, Tennessee, dated April 23, 1999 and recorded on April 28, 1999.

*Ricki Wilkey joins in this conveyance to convey any and all interest in subject property.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Lot 18- Block "C" of Country Club Estates, as recorded in Book 8250, Page 99.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1409 McAlpine Avenue, Nashville, TN 37216**.

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 13th day of June, 2023.

Michael A Wilkey By Loy Carney, Attorney In Fact
Michael A. Wilkey by Loy Carney, his Attorney-In-Fact

Ricki Wilkey By Loy Carney, Attorney In Fact
Ricki Wilkey by Loy Carney, as Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of June, 2023, before me personally appeared Loy Carney, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Michael A Wilkey and acknowledged that he executed the same as the free act and deed of the said Michael A Wilkey.

Witness my hand, at office, this 13th day of June, 2023.

Notary Signature
My commission expires: 8-28-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of June, 2023, before me personally appeared Loy Carney, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Ricki Wilkey and acknowledged that he executed the same as the free act and deed of the said Ricki Wilkey.

Witness my hand, at office, this 13th day of June, 2023.

Notary Signature
My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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

True Copy Certification

I, **Pam Autry,** 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 this the 13 day of June, 2023.

Affiant Signature
Date 6-13-23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 13 day of June, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON