WARRANTY DEED

Karen Johnson Davidson County
Batch# 1022241 DEEDWARR
07/03/2023 11:21:55 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20230703-0050736

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $450,000.00.

Affiant

Subscribed and sworn to me on June 30, 2023.

NOTARY PUBLIC

My Commission Expires: 4-19-2025

APRIL N. BRADLEY NOTARY PUBLIC STATE OF TENNESSEE SMITH COUNTY

R & R to:

KORTALEKELLEY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY:
(Todd A. Bricker, Atty)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #36418

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Timothy R. Wilson, Christie Wilson and Virginia M. Wilson	NEW OWNER(S)	083-13-424.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Judith A. Wilson, unmarried, and Megan E. Patton, unmarried, as Joint Tenants with Rights of Survivorship,** hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto **Timothy R. Wilson, unmarried, Christie Wilson, unmarried, and Virginia M. Wilson, unmarried, as Tenants In Common, each having a one-third (1/3) interest,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 124, on the Plan of Lindsley Property, as of record in Plan Book 2, page 92, Chancery Court, 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 Judith Wilson, unmarried, by deed from Norman Francis Woodel, unmarried, of record as Instrument No. 20000606-0056008, Register's Office for Davidson County, Tennessee. Further being all of the same property conveyed to Judith Wilson, unmarried, and Megan E. Patton, unmarried, by Quitclaim Deed dated September 16, 2002 from Judith Wilson, unmarried, of record as Instrument No. 20020920-0115169, Register's Office for Davidson County, Tennessee. Further being all of the same property conveyed to Judith A. Wilson and Megan E. Patton, as Joint Tenants with Rights of Survivorship by Quitclaim Deed dated October 17, 2007 and recorded October 24, 2017 as Instrument No. 20071024-0125772, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following: (i) all property taxes and assessments; (ii) restrictions, conditions, reservations, covenants, and easements of record; (iii) public rights of way, utility, and drainage easements; (iv) zoning and planning ordinances and regulations; (v) all matters shown on plats and plans of record; (vi) and health department regulations that may affect the property.

BEING ☐ unimproved ☒ improved property known as:

1518 Fatherland Street, Nashville, TN 37206

(House Number) (Street) (City or Town) (State) (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, (or successors and representatives), forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns (or successors and representatives), to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, (or successors and representatives), 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 30th day of June, 2023.

Judith A. Wilson

Megan E. Patton

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Judith A. Wilson and Megan E. Patton, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) 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 official seal, this 30th day of June, 2023.

NOTARY PUBLIC

My Commission Expires: 5/5/25

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 05, 2025