Karen Johnson Davidson County
Batch# 1032788 DEEDWARR
07/31/2023 02:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20230731-0059025

Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $475,000.00.

Affiant

File Number: 23060460

TRESSIE M. LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

Subscribed and sworn to before me, this 28th day of July, 2023.

Notary Public
My Commission Expires: 01/06/2025

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Thomas Erik Wilkinson	F&M Bank	102-04-0-046.00
6526 Premier Drive	2081 Wilma Rudolph Blvd	
Nashville, TN 37209	Clarksville, TN 37040	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Matthew Holt, a single man, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Thomas Erik Wilkinson, a married man, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 748 on the Plan of Charlotte Park Section Twelve of record in Plat Book 2900, Pages 127 & 128, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
Being the same property conveyed to Matthew Holt, a single man by Warranty deed from Linda M. Clemons by and through my Court-appointed Conservator, Fiftyforward, a Tennessee Non-profit corporation of record in Instrument No. 20140206-0010437 Register's Office for Davidson County, Tennessee, dated January 31, 2014 and recorded on February 06, 2014.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is X improved ___unimproved property known as 6526 Premier Drive, Nashville, TN 37209.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 28th day of July, 2023.

Matthew Holt

State of Tennessee
County of ~~Rutherford~~ Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Matthew Holt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Murfreesboro~~ Nashville, TN, this 28th day of July, 2023.

TRESSIE M. LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

Notary Public at Large
My Commission Expires: 01/06/2025

Tennessee Certification of Electronic Document

I Amber Whisner, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for the registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 28, 2023 (date of document).

Amber Whisner
Affiant Signature

July 31, 2023
Date

State Tennessee
County of Rutherford

Sworn to and subscribed before me this 31st day of July, 2023

Emilee Gibson
Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY'S SEAL

EMILEE GIBSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD