THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 23-4238
Parcel ID: 025-00-0-163.00

Property Address:
408 Dry Creek Road, Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch# 1034303 DEEDWARR
08/03/2023 11:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20230803-0060057

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Warranty Deed

Send Tax Statements To:
Glenn Louis Nolan & Jessica Faith Nolan
408 Dry Creek Rd
Goodlettsville, TN 37072

Address of New Owner:
New Owners

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, **BRIAN E. WILSON and MATTIE M. WILSON, husband and wife,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **GLEN LOUIS NOLAN and JESSICA FAITH NOLAN, husband and wife**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Being Lot No. 2 on the Plan of Connie L. Edwards property of record in Plat Book 6900, Page 58, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to BRIAN E. WILSON and MATTIE M. WILSON, husband and wife by Deed dated October 12, 2016 from ROBERT J. CRAFTON and WILLIAM MONTGOMERGY CRAFTON, as tenants in common, recorded October 17, 2016, in Instrument Number 20161017-0109494, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 408 Dry Creek Road, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND WE DO COVENANT with said Grantee, their heirs, and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2023 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat Book 6900, page 58, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this 1 day of August, 2023.

Brian E. Wilson by Mattie M. Wilson, His attorney-in-Fact

BRIAN E. WILSON by MATTIE M. WILSON, his Attorney-In-Fact, of record in Book 202308030060056 page_____, RODC, TN.

Mattie M. Wilson

MATTIE M. WILSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named MATTIE M. WILSON, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 1 day of August, 2023.

STEPHANIE A. GLENN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 2-1-27

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

ON THIS 1 day of August, 2023, before me personally appeared MATTIE M. WILSON, 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 BRIAN E. WILSON, and who acknowledged that she executed the same as the free act and deed of BRIAN E. WILSON.

WITNESS my hand and official seal this 1 day of August, 2023.

STEPHANIE A. GLENN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 2-1-27

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $500,000.00.

Affiant

SWORN TO and subscribed before me on this 1 day of August, 2023.

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 6-22-2026

Notary Public

My Commission Expires:

Certificate of Authenticity

I, Tonya Loftin, 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

8/1/2023
Date

Tonya Loftin
Affiant Signature

August 3, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 3rd day of August 20 23

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)