Karen Johnson Davidson County
Batch# 1034690 DEEDWARR
08/04/2023 02:03:30 PM 3 pgs
Fees: $18.00 Taxes: $2,997.00
20230804-0060515

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $810,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 4th day of August, 2023.

Notary Public

(Affix Seal)

My Commission Expires: 3/3/26

CHARLES D LIGHTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

2023-07-1099

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jeaninne M. Irwin 7904 Meadow View Drive Nashville, TN 37221	OWNER	Map/Parcel 156-10-0-011.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kerri Tappan Egbert, Trustee of James C. Wilson, Jr. and Jenny L. Wilson Irrevocable Trust**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Jeaninne M. Irwin, an unmarried woman**, hereinafter called the GRANTEE, her heirs 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. 33 on the Plan of Harpeth River Estates, Section I of record in Book 4460, Page 188 Register's Office for said county to which plan reference is made for a complete description thereof.

Being the same property conveyed to James C. Wilson Jr. and spouse, Jenny L. Wilson by Warranty deed from Patricia A. Fredericksen of record in Instrument No. 20030925-0142337 Register's Office for Davidson County, Tennessee, dated August 27, 2003 and recorded on September 25, 2003.

Being the same property conveyed to Kerri Tappan Egbert, trustee of the James C. Wilson, Jr. and Jenny L. Wilson Irrevocable Trust by Quitclaim deed from James C. Wilson, Jr. and Jerry L. Wilson of record in Instrument No. 20230306-0016061 Register's Office for Davidson County, Tennessee, dated March 03, 2023 and recorded on March 06, 2023.

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2023 and subsequent years, a lien not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 7904 Meadow View Drive, Nashville, TN 37221 .

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, her heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is

unencumbered, unless otherwise herein set out; and she does further covenant and binds herself, her successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

Effective the 2nd day of August, 2023:

James C. Wilson, Jr. and Jenny L. Wilson Irrevocable Trust

By: Kerri Tappan Egbert, Trustee
Kerri Tappan Egbert, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 2nd day of August, 2023, before me personally appeared Kerri Tappan Egbert, Trustee of James C. Wilson, Jr. and Jenny L. Wilson Irrevocable Trust, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of August, 2023.

Notary Signature
My commission expires:

KATHLEEN HALE MCCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-16-2024

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 8-2-2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 8-4-2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th **day of** August **,** 2023 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM