Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-3214

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $585,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 8th day of September, 2023

Notary Public

Commission Expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1050655 DEEDWARR
09/15/2023 02:04:30 PM 3 pgs
Fees: $18.00 Taxes: $2,164.50
20230915-0072624

Address of New Owner	Send Tax Bills To:	Map & Parcel
Anthony G. Weeks 5009 Wilkerson Drive Nashville, TN 37211	Bank of America, N.A. 4500 Amon Carter Boulevard Fort Worth, TX 76155	161-03-0-042.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

John H. McAlister, III and Lindsay M. McAlister, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Anthony G. Weeks, a married man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 22 on the plan of Wilkerson Heights, as of record in Book 2900, Page 63, Register's Office for Davidson County, Tennessee.

Said Lot No. 22 fronts 150.2 feet on the Westerly side of Wilkerson Drive and runs back between lines, 346.6 feet on the North line and 385 feet on the South line, to a dead line in the rear on which it measures 180 feet.

Being the same property conveyed to John Hill McAlister by Warranty deed from Jeffrey Wayne Nicks, a married man, and Frankie L. Nicks, an unmarried woman of record in Instrument No. 20170316-0025860 Register's Office for Davidson County, Tennessee, dated March 10, 2017 and recorded on March 16, 2017.

Being the same property conveyed to John H. McAlister, III by Warranty deed from John Hill McAlister of record in Instrument No. 20170505-0044959 Register's Office for Davidson County, Tennessee, dated April 28, 2017 and recorded on May 05, 2017. Lindsay M. McAlister hereby joins in the execution of this deed to convey any and all marital rights she may have.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5009 Wilkerson Drive, Nashville, TN 37211

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 forever; and we so covenant with the said GRANTEES 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 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.

Dated this the 8th day of September, 2023.

John H. McAlister, III

Lindsay M. McAlister

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 8th day of September, 2023, before me personally appeared John H. McAlister, III and Lindsay M McAlister, 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 8th day of September, 2023.

Notary Signature
My commission expires:

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-12-2023

Certificate of Authenticity

I, Joshua A. Terry, 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 9/8/2023.

Affiant Signature – Joshua A. Terry

9/12/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/12/2023.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27