Karen Johnson Davidson County
Batch# 1069944 DEEDWARR
11/09/2023 10:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20231109-0087605

Prepared By & Return To:
Southern Title, LLC
383 East Main Street, Ste 110
Hendersonville, TN 37075
23-0299

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

David West
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 7th day of November, 2023

Notary Public

Commission Expires: 9/21/26

Address of New Owner	Send Tax Bills To:	Map & Parcel
WLC Construction LLC DBA WBC Homes of TN 2600 Hillsboro Pike, Unit 119 Nashville, TN 37212	NEW OWNER	090-15-0-119.00

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,

Gary W. Temple as Conservator of Rachel Neely

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

WLC Construction LLC DBA WBC Homes of TN LLC, a Tennessee Limited Liability Company

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. 1018 on the map of Charlotte Park, Section 13, as of record in Book 2900, Pages 142 and 143, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the northeasterly margin of Starliner Drive, common corner of Lots Nos. 1017 and 1018; thence northeasterly with the line between said two lots 130.5 feet to a point; thence North 62 degrees 07 minutes West 122.0 feet to a point in the southeasterly margin of Annex Avenue; thence southwesterly with margin of Annex Avenue 104.8 feet to a point; thence around a curve 39.1 feet to a point in the northeasterly margin of Starliner Drive; thence with the margin of said Drive southeasterly 98.7 feet to the beginning.

BEING the same property conveyed to Alvin R. Neely and wife, Rachel Neely by Warranty Deed from Josephine J. Cantrell, dated 10/23/1979 and recorded 10/31/1979 in Book 5522, Page 998, Register's Office for Davidson County, Tennessee. Alvin R. Neely having since died 7/5/2012, leaving Rachel Neely as the surviving tenant.

Gary W. Temple was appointed as Conservator of Rachel Neely by Letters of Conservatorship and Order of Conservatorship, filed 6/16/2023 and Order Approving Proposed Real Estate Contract, filed 10/23/2023 in Docket No. 23P-517, in the Circuit Court for Davidson County, Tennessee.

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: 544 Starliner 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 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 uses, 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 7th day of November, 2023.

Conservatorship of Rachel Neely

By: Gary W. Temple Conservator
Gary W. Temple, Conservator

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Gary W. Temple, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Conservator for Rachel Neely and that he is authorized by Order Approving Proposed Real Estate Contract, filed 10/23/2023 in Docket No. 23P-517, in the Circuit Court for Davidson County, Tennessee, to execute this instrument on her behalf.

Witness my hand and official seal at Hendersonville, Tennessee this 7th day of November, 2023.

KIM GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
(Notary Seal)

Kim Graves
Notary Public
My Commission Expires: 8-20-24

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 11-7-23.

Affiant Signature

11-9-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9 day of November, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY