Karen Johnson Davidson County
Batch# 1070365 DEEDWARR
11/13/2023 11:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20231113-0088125



RECORD AND RETURN TO:
WilsonBerry Title & Escrow
2231 N Mt Juliet Rd Ste 203
Mt Juliet, TN 37122
File No.: QWB-17862-2023

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ day of ___ 202_ NOTARY PUBLIC My commission expires August 31 2027

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title & Escrow 2231 N Mt Juliet Rd Ste 203 Mt Juliet, TN 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mona Al Ani 1745 Stone Hollow Court Hermitage, TN 37076	~~Same address as new owner~~ Nex Bank 2515 McKinney Ave L700 Dallas, TX 75201	064-16-0D-017-00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED EIGHTY FIVE THOUSAND AND 00/100 Dollars ($385,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ELIZABETH WILKERSON, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MONA AL ANI, A MARRIED PERSON**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 208 on the Plan of Section One, Truxton Park, R10 Cluster Lot Subdivision, of record in Instrument #20001026-0106272, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert Dustin Wilkerson, married, and Elizabeth Wilkerson, unmarried, from Sarah Wilkerson, married, by Quitclaim Deed dated November 6, 2015 and recorded November 17, 2015 in Instrument #20151117-0116335, said Register's Office. The said Robert Dustin Wilkerson having since died on 7/5/2020, and upon his death vests title in Elizabeth Wilkerson. See Affidavits of Heirship of record in Instrument Nos. 20201207-0141867 and 20201112-0133222, said Register's Office.

Being the same property conveyed to Robert D. Wilkerson and Sarah Wilkerson, husband and wife, from Deanna V. Wilkerson, unmarried, by Quitclaim Deed dated July 23, 2015 and recorded July 29, 2015 in Instrument #20150729-0074593, said Register's Office.

Being the same property conveyed to Robert D. Wilkerson and Sarah Wilkerson, aka Sarah E. Wilkerson, husband and wife, and Deanna V. Wilkerson, an unmarried woman, as tenants in common with expressed rights of survivorship, from Jack N. Matheson, IV, and wife, Misty M. Matheson, by Warranty Deed dated August 27, 2014 and recorded August 28, 2014 in Instrument #20140828-0078807, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 1745 Stone Hollow Court, Hermitage, TN 37076

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 7th day of November, 2023

GRANTOR(S)

Elizabeth Wilkerson

Elizabeth Wilkerson

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Elizabeth Wilkerson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 7 day of Nov 2023

MARTHA E. BERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES AUGUST 31, 2027

Notary Public

Martha E Berry

Printed Notary Name

My commission expires: August 31, 2027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 November 7, 2023.

J. Carlton Drumwright

November 7, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on November 7, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY